

**ORDINANCE NO. 2020-105**  
**ORDINANCE AMENDING CERTAIN SECTIONS OF THE CITY OF ROCKVILLE ZONING CODE**

**THE CITY COUNCIL OF THE CITY OF ROCKVILLE STEARNS COUNTY, MINNESOTA DOES  
HEREBY ORDAIN:**

**SECTION 8:**

**Amend Rockville's Zoning Ordinance SECTION 8: RULES AND DEFINITIONS**

**Subdivision 2: DEFINITIONS**

**"INTERSTATE 94 CORRIDOR" means Interstate 94 East and West of Highway 23 abutting  
Rockville city limits.**

**SECTION 9:**

**Amend Rockville's Zoning Ordinance SECTION 9: General Requirements Subdivision 2 D by:**

**Subdivision 2: ACCESSORY BUILDINGS**

**D. Location on Property.** Accessory structures must be located on the property as  
provided in this paragraph:

1. In all Residential Districts (i.e. R-1, R-2, R-3 and **RR**) detached accessory buildings  
may only be located in the rear yard and side yard of the lot, except as required by  
Section 9, subd. 2(D)(2) or allowed by Section 9, subd. 2(D)(3)

**SECTION 12:**

**Amend Rockville's Zoning Ordinance SECTION 12 Signs by:**

**Subdivision 16: SIGN STANDARDS FOR GENERAL BUSINESS DISTRICT (B-2)**

- A. Permitted signage. Except as included below, all sign types are prohibited. The following  
sign types are permitted:
  1. One Freestanding sign per lot, **except Interstate 94 corridor two (2)  
freestanding per lot no closer than 500 feet, and**
- B. Maximum sign area.
  3. Maximum sign area of Freestanding signs.
    - a. If ~~faci~~**ng-abutting** Trunk Highway 23 – Three hundred (300) square feet.
    - b. If ~~faci~~**ng-abutting** other arterial or collector street – One hundred-twenty-  
five (125) square feet.
    - c. If ~~faci~~**ng-abutting** local street – One hundred (100) square feet.
    - d. **Interstate 94 corridor 800 feet**
- C. Maximum height of freestanding signs.
  1. If ~~faci~~**ng-abutting** Trunk Highway 23 – ~~Twenty-two (22)~~ **Thirty (30)** feet.
  2. If ~~faci~~**ng-abutting** other arterial or collector street – Twenty (20) feet.
  3. If ~~faci~~**ng-abutting** local street – Eighteen (18) feet.
  4. **Interstate 94 corridor 85 feet.**

**Subdivision 17: SIGN STANDARDS FOR INDUSTRIAL DISTRICTS (I-1/I-2)**

- A. Permitted signage. Except as included below, all sign types are prohibited. The following  
sign types are permitted:
  1. One Freestanding sign per lot, and **except Interstate 94 corridor two (2)  
freestanding per lot no closer than 500 feet.**
- B. Maximum sign area.
  3. Maximum sign area of Freestanding signs.
    - a. If ~~faci~~**ng-abutting** Trunk Highway 23 – Three hundred (300) square feet.
    - b. If ~~faci~~**ng-abutting** other arterial or collector street – ~~One hundred (100)  
square feet.~~ **One hundred-twenty-five (125) square feet.**
    - c. If ~~faci~~**ng-abutting** local street – ~~Seventy-five (75) square feet.~~ One

- hundred (100) square feet.
- d. Interstate 94 corridor 800 feet

- C. Maximum height of freestanding signs.
  - 1. If ~~acing~~ **abutting** Trunk Highway 23 – ~~Twenty (20) feet.~~ **Thirty (30) feet.**
  - 2. If ~~acing~~ **abutting** other arterial or collector street – ~~Eighteen (18) feet.~~ **Twenty (20) feet.**
  - 3. If ~~acing~~ **abutting** local street – ~~Sixteen (16) feet~~ **Eighteen (18) feet.**
  - 4. **Interstate 94 corridor 85 feet.**

**SECTION 16A:  
Amend Rockville’s Zoning Ordinance SECTION 16A Rural Residential District Subdivision 3 by:  
Subdivision 3 - PERMITTED ACCESSORY USES**

The following accessory uses and structures are permitted subject to the performance and general development standards contained in of this Ordinance.

- a. Accessory buildings (~~For Residential and Agricultural uses~~)
  - 1) **ACCELERATED ACCESSORY STRUCTURE – ~~Private garages~~ Are permitted in all residential districts and rural residential (RR) based on the following accelerated structure and providing the exterior materials on the roof and side walls are visually similar to, comparable in quality/durability, and harmonious with the roof and side walls materials on the principal structure.**
    - 10,200 SF to 13,000 SF = 600 SF Building with 8’ Side Walls**
    - 13,000 SF to 18,000 SF = 900 SF “ “ 10’ “**
    - 18,000 SF to 25,000 SF = 1,100 SF “ “ 10’ “**
    - 25,000 SF to 35,000 SF = 1,200 SF “ “ 12’ “**
    - 35,000 SF to 45,000 SF = 1,500 SF “ “ 12’ “**
    - with 15’ setback from main structure**
    - 45,000 SF to 65,000 SF = 1,800 SF “ “ 14’ “**
    - with 20’ setback from main structure**
    - 65,000 SF to 70,000 SF = 2,000 SF “ “ 14’ “**
    - (because of higher side walls)**
    - 70,000 SF to 85,000 SF = 2,400 SF “ “ 14’ “**

**EFFECTIVE DATE:** This ordinance shall become effective upon its passage and publication in the official newspaper.

Dated this 8<sup>th</sup> day of January, 2020.

**ATTEST:**

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**MARTIN M. BODE**  
**ADMINISTRATOR/CLERK**

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**DUANE WILLENBRING**  
**MAYOR**

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