

This guide is intended to serve as a reference regarding bulk regulations that apply within the city's various commercial zoning districts. Bulk regulations cover such items as minimum lot size and lot area, building setbacks, maximum lot coverage, and other similar code provisions.

This guide is intended to be general in nature and should not be considered as the final or definitive authority on any of the matters it addresses.

If you have questions or would like more specific information, please contact:

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**City of Faribault  
Planning & Zoning Division  
208 NW 1<sup>st</sup> Avenue  
Faribault, MN 55021  
(507)334-2222**

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**Q** *Can I get a variance if I can't meet all of the requirements?*

**A** The City Council is authorized to grant a variance from any of the bulk regulations when a landowner demonstrates a legitimate hardship. Please contact the Planning and Zoning Division for more information.

City of Faribault  
208 First Avenue NW  
Faribault, MN 55021

# COMMERCIAL DISTRICTS

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## LOT AND SETBACK STANDARDS



A General Guide For  
Property Owners



**Planning and Zoning  
Division**

## Bulk Regulations- Commercial Districts

	C-1	C-2	C-3	CBD
<b>Minimum Lot Area (sq. ft.)</b>	10,000	20,000	40,000	none
<b>Minimum Lot Width</b>	100 feet	100 feet	100 feet	none
<b>Building Setback Requirements</b>				
Front	25 feet	25 feet	25 feet	none
Side	10 feet	10 feet	10 feet	none
Side (abutting residential district)	15 feet	15 feet	15 feet	10 feet
Corner Side	25 feet	25 feet	25 feet	none
Rear	10 feet	10 feet	10 feet	10 feet
Rear (abutting residential district)	15 feet	15 feet	15 feet	10 feet
<b>Maximum Lot Coverage</b>	75%	80%	80%	-
<b>Maximum Floor Area (sq. ft.)</b>	20,000	30,000	-	20,000
<b>Maximum Building Height</b>	28 feet	42 feet	42 feet	42 feet
<b>Setbacks- Off-Street Parking and Loading Areas</b>				
Front	10 feet	10 feet	10 feet	5 feet
Side	5 feet	5 feet	5 feet	5 feet
Side (abutting residential district)	10 feet	10 feet	10 feet	10 feet
Corner Side	10 feet	10 feet	10 feet	10 feet
Rear	5 feet	5 feet	5 feet	5 feet
Rear (abutting residential district)	10 feet	10 feet	10 feet	10 feet
<b>Setback for Exterior Storage Areas</b>				
Side	-	5 feet	5 feet	-
Side (abutting residential district)	-	10 feet	10 feet	-
Corner Side	-	25 feet	25 feet	-
Rear	-	5 feet	5 feet	-
Rear (abutting residential district)	-	10 feet	10 feet	-

***In addition to the requirements listed above for commercial districts, the Unified Development Ordinance specifies allowable uses by district, the amount of required parking stalls based on land use, landscape and screening requirements, and building design standards.***

Please contact the Planning and Zoning Division by phone at 507.334.2222 or e-mail at [gkruschke@ci.faribault.mn.us](mailto:gkruschke@ci.faribault.mn.us), if you have any questions or need assistance with these regulations.