

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:

**City of Faribault
Planning & Zoning Division
208 NW 1st Avenue
Faribault, MN 55021
(507)333-0387**

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 practical difficulty. Please contact the Planning and Zoning Division for more information.

City of Faribault
208 First Avenue NW
Faribault, MN 55021

COMMERCIAL DISTRICTS

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
Minimum Lot Area (sq. ft.)	10,000	20,000	40,000	none
Minimum Lot Width	100 feet	100 feet	100 feet	none
Building Setback Requirements				
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
Maximum Lot Coverage	75%	80%	80%	-
Maximum Floor Area (sq. ft.)	20,000	½ of Lot Area	-	20,000
Maximum Building Height	28 feet	42 feet	42 feet	42 feet
Setbacks- Off-Street Parking and Loading Areas				
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
Setback for Exterior Storage Areas				
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, if you have any questions or need assistance with these regulations.