

This guide is intended to serve as a reference regarding bulk regulations that apply within the city's various industrial 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)334-2222**

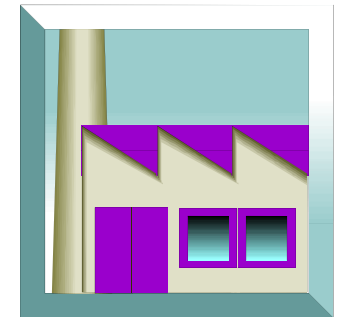
Q *Can I get a variance if I can't meet all of the requirements?*

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

INDUSTRIAL DISTRICTS

LOT AND SETBACK STANDARDS



A General Guide For
Property Owners



**Planning and Zoning
Division**

Bulk Regulations- Industrial Districts

	I-P	I-1	I-2
Minimum Lot Area (acres)	2.5	1	1
Minimum Lot Width	100 feet	100 feet	100 feet
Building Setback Requirements			
Front	40 feet	25 feet	25 feet
Front (side / rear abutting residential district)	25 feet	-	-
Side	25 feet	15 feet	15 feet
Side (abutting residential district)	50 feet	50 feet	50 feet
Rear	25 feet	15 feet	15 feet
Rear (abutting residential district)	50 feet	50 feet	50 feet
Maximum Lot Coverage	80%	85%	85%
Maximum Building Height	65 feet	65 feet	65 feet
Within 500 hundred feet of residential district	45 feet	45 feet	45 feet
Setbacks- Off-Street Parking and Loading Areas			
Front	25 feet	10 feet	10 feet
Side	10 feet	5 feet	5 feet
Side (abutting residential district)	20 feet	20 feet	20 feet
Rear	10 feet	5 feet	5 feet
Rear (abutting residential district)	20 feet	20 feet	20 feet
Setback for Exterior Storage Areas			
Side	10 feet	10 feet	10 feet
Side (abutting residential district)	20 feet	20 feet	20 feet
Corner Side	25 feet	25 feet	25 feet
Rear	10 feet	10 feet	10feet
Rear (abutting residential district)	20 feet	20 feet	20 feet

In addition to the requirements listed above for industrial 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.