

How to Use the Land Development Regulations Ordinance

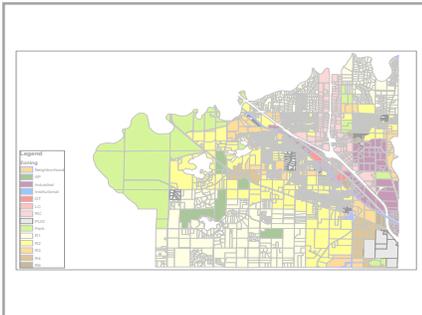
1. Locate your property on the Zoning Map & Land Use Map ([Map 1](#)).

The Zoning Map can be found:

- Online (<https://www.rogersmn.gov/planning-publications>); or
- At City Hall.

2. Determine which Zoning District applies to your property.

There are general regulations and guidelines that apply to each zoning district. The zoning district where your property is located on the Zoning Map is called the base zoning district.



- Go to [Article IV. Zoning District Standards](#) to find a description of your zoning district and to determine the standards for your property.
- Use [Table 4. Permitted Uses](#) to easily determine whether your proposed use for your property is permitted, allowed as a special use, or prohibited.

3. Determine if your property is located within an Overlay Zone or the Floodplain.

There are areas of the City where properties have additional regulations and restrictions to protect natural resources and to moderate flood and stormwater impacts and/or district standards.

Review [Chapter 109 Shoreland and Wetland Protection](#) and [Article VI. Floodplain](#) of this Ordinance to determine if your property is located within a shoreland area, a wetland area, and/or within a floodplain. Those areas are regulated through the corresponding overlay zones:

- Shoreland District
- Wetland Systems District
- Floodplain Overlay District

Where there is joint application of districts, base or overlay, the more restrictive requirements will apply to your property.

4. Check for additional use requirements.

- [Article IV. Zoning District Standards](#) defines the general regulations that apply to all zoning districts.
- [Article V. Performance Standards and Regulations](#) provides specific lot, building and use requirements.

5. Establish any additional required procedures

Property owners who wish to subdivide unplatted land, to replat previously platted land, or to adjust the boundary lines between existing property lines should refer to [Division III. Subdivision and Platting Procedures](#) to determine the appropriate process and requirements. As a “unified code,” the subdivision code is combined with the zoning code in this ordinance.

6. Use the procedure icons as a guide

The procedure icons are included throughout the Land Development Regulations Ordinance. These icons will assist you to:

- Navigate critical steps in your application process.
- Alert you to application or procedure requirements outlined in a different section of the code.

7. Review other Chapters of the municipal code

Commonly sought out Chapters include:

- [Shoreland and Wetland Protection regulations \(Chapter 109\)](#)
- [Signs \(Chapter 113\)](#)
- [Stormwater Management \(Chapter 117\)](#)

PROCEDURE ICONS



Recommended meeting with Staff



Public hearing



Prohibited form or function



Permit required



Recommendation by Staff/Commission



Note limitations in Code



Application & Fee required



Subdivision Procedure required



Development Procedure required

Article I. Title, Purpose and Intent

The City of Rogers Zoning Map (Zoning Map), as may be amended, is the regulating plan for the Land Development Regulations Ordinance and is the official Zoning Map for the City of Rogers. The Zoning Map illustrates the designated zoning district for each property and is regulated by the Land Development Regulations Ordinance.

Sec. 125-1. Purpose

This ordinance is adopted for the general purpose of:

- A. Protecting the public health, safety, morals, comfort, convenience and general welfare.
- B. Promoting orderly development of the residential, commercial, industrial, recreational and public areas.
- C. Conserving the natural and scenic beauty and attractiveness of the community.
- D. Conserving and developing natural resources.
- E. Providing for the compatibility of different land uses and the most appropriate use of land throughout the community.

Sec. 125-2. Relationship to Comprehensive Plan

It is the policy of the City of Rogers that the enforcement, amendment, and administration of this Ordinance shall be accomplished by adhering to the recommendations contained in the Comprehensive Plan as developed and amended from time to time by the Planning Commission and City Council. The City Council recognizes the Comprehensive Plan as the guiding policy for responsibility to regulate land use and development in accordance with the purpose and provisions set forth in this Ordinance.

The purpose of the land development regulations laid out in this ordinance are to implement the following land use goals and objectives detailed in the comprehensive plan:

- A. Build neighborhoods and livability.
- B. Foster economic opportunity and prosperity.
- C. Broaden community connections.
- D. Create lasting value.

Sec. 125-3. Title

This Ordinance shall be known, cited and referred to as the “City of Rogers Land Development Regulations Ordinance” except as referred to herein, where it shall be known as “this Ordinance.”

Sec. 125-4. Effective Date

The Land Development Regulations Ordinance and the Zoning Map shall become effective May 26, 2020.

Sec. 125-5. Repeal of Existing Zoning Regulations

The existing Chapter 125 - Zoning as passed on July 1, 1980 and the existing Chapter 121 - Subdivisions as adopted on September 11, 2011 and as subsequently amended, are repealed. The adoption of this Chapter, however, shall not affect nor prevent any pending or future prosecution of, or action to abate, an existing violation of prior regulations.

Sec. 125-6. Reserved

Sec. 125-7. Reserved

Sec. 125-8. Reserved

Sec. 125-9. Reserved

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