

**ORDINANCE NO. 105, FOURTH SERIES**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT  
ORDINANCE, 2014 EDITION, AS PROVIDED IN §14.05 OF THE  
REDWOOD FALLS CITY CODE, FOR THE PURPOSE OF AMENDING  
PERMITTED USES IN RESIDENTIAL DISTRICTS  
WITHIN THE CITY OF REDWOOD FALLS**

**THE CITY COUNCIL OF REDWOOD FALLS DOES ORDAIN:**

**SECTION 1. PURPOSE.**

**WHEREAS**, pursuant to State Statute §462.357 which enables cities to enact land use plans through zoning ordinances, a certain document, one (1) copy of which is on file in the office of the City Administrator of the City of Redwood Falls, being marked and designated as the Unified Development Ordinance, 2014 Edition, was adopted, after public hearing, as the Unified Development Ordinance of the City of Redwood Falls, State of Minnesota by Ordinance No. 44, Fourth Series, on November 7, 2014 by the City Council of Redwood Falls. The Unified Development Ordinance of the City of Redwood Falls, State of Minnesota, was adopted for regulating and governing zoning ordinances for the purpose of promoting public health, safety and the general welfare; for the future layout and landscape of the City for years to come; for the development or preservation of open space; for the redevelopment and revival of existing properties; and to develop future plans for harmonious and healthy land use patterns that are consistent with the goals of the City's Comprehensive Plan; and

**WHEREAS**, after public hearing, Ordinance No. 90, Fourth Series, adopted on May 21, 2024, adopted the Unified Development Ordinance, 2014 Edition, of the City of Redwood Falls with amendments to sections 7.18, 7.20, and 7.24, modifying, zoning, performance standards, and use designations for pools, residential accessory structures, and solar energy systems; and

**WHEREAS**, the Unified Development Ordinance, 2014 Edition, continues and remains adopted as the Unified Development Ordinance of the City of Redwood Falls, State of Minnesota. The Unified Development Ordinance, 2014 Edition, and remains on file in the office of the City Administrator of the City of Redwood Falls, is hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance with amendments as noted below; and

**WHEREAS**, the Council finds and concludes that the proposed amendments are appropriate and lawful land use regulations for the City of Redwood Falls, that the proposed amendments will promote the community's interest in reasonable stability in zoning for now and in the future, and that the proposed provisions are in the public interest and for the public good; and

**SECTION 2.** That after a public hearing and review of all the evidence pertaining to the request to amend the Unified Development Ordinance, 2014 Edition, as referenced in Section 7, the City Council of the City of Redwood Falls makes the following:

## **FINDINGS OF FACT**

1. The amendments are consistent with the applicable policies of the City's Comprehensive and Land Use Plan.
2. The amendments do not propose to change the zoning classification of a particular property.
3. The amendments are in the best interest of the public as they promote orderly development and are not solely for the benefit of a single property owner.

**SECTION 3. CONFLICT AND REPEAL.** That any and all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4. SEVERABILITY.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Redwood Falls City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that anyone or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**SECTION 5. APPLICATION.** That nothing in this ordinance or in the Unified Development Ordinance hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**SECTION 6.** That Chapter 14, Section 14.01 of the Redwood Falls City Code continue to read as follows:

**"SEC. 14.01. UNIFIED DEVELOPMENT ORDINANCE.** The Unified Development Ordinance, 2014 Edition, is hereby adopted by reference as though set forth verbatim herein. One copy of said Code shall be marked CITY OF REDWOOD FALLS-OFFICIAL COPY and kept on file in the office of the City Administrator and open to inspection and use by the public."

**SECTION 7.** That Chapter 14, §14.05 of the Redwood Falls City Code be amended to read as follows:

~~**SEC. 14.05 [RESERVED]**~~

**"SEC. 14.05. AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE.** *The Unified Development Ordinance, 2014 Edition, as adopted and amended on November 7, 2014, April 6, 2021, May 21, 2024, January 2, 2025, and May 19, 2026, by reference as though set forth verbatim in §14.01, §14.02, §14.03, and §14.04 is hereby amended to read as follows:*

**1. Section 11.03 Principal Uses for the Residential Districts**

- (A) *In general.* All permitted and conditional uses allowed in the residential districts are listed in Table 11.1.
- (B) *Permitted uses.* Uses specified with a “P” are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use, excluding single or two-family residential uses, shall obtain a zoning certificate for such use as specified in Sections 3.19 through 3.25.
- (C) *Conditional uses.* Uses specified with a “C” are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 3.26 through 3.34.
- (D) *Prohibited uses.* Any use not listed as either “P” (permitted) or “C” (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 3.05 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an “x” under the Specific Development Standards column shall be subject to the standards identified in Chapter 8, Specific Development Standards.

Table 11.1	District							Development Standards
Use	R-R	R-1	R-2	R-3	R-4	R-M	R-B♦	
<b>Residential Uses</b>								
<b>Dwellings</b>								
Single family dwelling, detached	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Duplex, Single family dwelling, attached, two units	-	-	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Single family dwelling, attached, two to four units	-	-	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	
Single family dwelling, attached, five to eight units	-	-	-	P	<u>P</u>	<u>P</u>	<u>P</u>	
Multi-family dwelling, three or four units	-	-	-	P	P	-	P	
Multi-family dwelling, five to eight units	-	-	-	P	P	-	P	
Multi-family dwelling, more than eight units	-	-	-	-	P	-	P	

Use	District							Development Standards
	R-R	R-1	R-2	R-3	R-4	R-M	R-B♦	
Manufactured home parks, subdivision	-	-	-	C	C	P	-	
Recreational vehicle park	C	-	-	-	-	-	-	
Relocation of dwelling	C	C	C	C	C	-	C	
Boarding house/home – foster children	-	P	P	P	P	-	-	x
Halfway house	-	-	-	-	-	-	C	x
<b>Congregate Living</b>								
Class A-1 Supervised Living Facility six or fewer	P	P	P	P	P	-	P	
Class A-2 Supervised Living Facility more than 6	P	P	P	P	P	-	P	
Class B-1 Supervised Living facility and non-ambulatory six or fewer	P	P	P	P	P	-	P	
Class B-2 Supervised Living facility and non-ambulatory seven to 16 persons	P	P	P	P	P	-	P	
Class B-3 Supervised Living facility and non-ambulatory over 17 people	P	-	-	C	P	-	C	
Correctional residential care facility, serving up to sixteen persons	P	-	-	C	C	-	C	
Correctional residential care facility, serving seventeen or more persons	P	-	-	C	C	-	C	
Dormitories, student housing	-	-	-	-	P	-	-	
Nursing home, senior housing	P	-	-	-	P	-	<b>P</b>	
<b>Institutional and Public Uses</b>								
<b>Educational Facilities</b>								
Early childhood learning center	C	C	C	C	P	-	P	x
Preschool	C	C	C	C	P	-	P	x
School, grades K-12	-	C	C	P	P	-	P	x
<b>Social, Cultural, Charitable, and Recreational Facilities</b>								
Cemetery	P	C	C	C	C	-	C	
Commercial outdoor recreation, golf, country clubs, swimming pools and similar	C	C	C	C	C	-	C	x
Commercial stables, dog kennels	C	-	-	-	-	-	-	x
Community center	P	C	C	P	P	-	P	x
Hospital	-	-	-	-	-	-	C	x
Outdoor recreation area	P	C	C	C	C	-	C	x
Public Library	-	-	C	P	P	-	P	
Public and private park, playground	P	C	C	C	C	-	C	x
Recreational, travel vehicle camp site	P	-	-	-	-	-	-	x
<b>Religious Institutions</b>								
Convent or monastery	-	-	C	C	P	-	P	
Church, place of assembly	P	C	C	P	P	-	P	x
<b>Commercial Uses</b>								
Airport – Public only	C	-	-	-	-	-	-	x
Bed and breakfast facility	C	C	C	C	C	-	C	x
Child care center	-	P	P	P	P	-	P	x
Home day care facility, serving fourteen or fewer persons	P	P	P	P	P	-	P	x
Home day care facility, serving fifteen to twenty persons	P	P	P	P	P	-	P	-
Offices	-	-	-	-	-	-	C	
Club, Lodge without serving food or beverage	-	-	-	-	-	-	P	x
Medical clinics, dental	-	-	-	-	-	-	C	
<b>Public Service and Utilities</b>								
Electric or gas substation	P	P	P	P	P	P	P	
Essential services	P	P	P	P	P	P	P	
Governmental buildings and structures	C	C	C	C	C	-	C	
Public utility buildings and structures	P	-	-	-	-	-	P	

♦ Note – Those uses that concern the R-B District please see Specific Development Standards in Chapter 8 under Residential Business District which only affect that district.

**SECTION 8. EFFECTIVE DATE.** That this Ordinance becomes effective from and after its passage and publication of its adoption and reference that a printed copy of the Unified Development Ordinance is available for inspection by any person during regular office hours at the office of the City Administrator.

**Posted at City Hall 6/17/2026**