

Goodhue County Land Use Management

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Self-Serve Storage:

The Ordinance Subcommittee has reviewed proposed definitions and performance standards to allow self-service storage facilities as a conditional use in Business and Industrial Districts. Below is the definition and proposed performance standards reviewed by the Ordinance Subcommittee.

The Planning Commission should discuss the proposed definitions and performance standards and make a recommendation to staff whether the proposed language should be brought back to the subcommittee for additional review or whether staff should bring the proposed language for a formal ordinance amendment at a future PAC meeting.

Self-service storage facility: real property designed and used for the purpose of renting or leasing secure outdoor storage space and/or self-contained indoor individual storage spaces to customers who have access for the purpose of storing and removing personal property.

Below are various performance standards for self service storage facilities for consideration.

- 1. Storage units/facilities may only be used for storage. Storage units/facilities may not be used for retail sales (including garage sales), industrial uses, vehicle repair, offices, human habitation, or storing any living animal or organism.**
- 2. Storage of hazardous, flammable, or explosive materials as defined in MN Statute 182.651 is prohibited.**
- 3. Water service to storage units is prohibited except for a fire suppression system.**
- 4. The site shall not be located within any wetland, floodplain or blufflands.**
- 5. All lighting shall be downward projecting or shielded to prevent light from being directed off the premises.**
- 6. The facility shall be secured by fencing**
- 7. Exterior storage of materials, vehicles, and equipment may require screening from public view.**
- 8. Areas for exterior storage and access lanes for storage structures shall be surfaced with aggregate, asphalt, or similar material.**
- 9. Driving lanes between structures must be a minimum of 18-feet between the nearest points of buildings.**
- 10. A landscaping and drainage plan detailing adequate provisions for stormwater control and erosion prevention shall be provided.**