



City Of  
*Oronoco*

This is a guide to help  
get a Commercial  
Developer or Business  
Owner started in  
developing a business  
in the City of  
Oronoco. For full  
disclosure on the  
process you may refer  
to the City Ordinances  
(found on our website  
[www.oronoco.com](http://www.oronoco.com) or  
at City Hall).

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*Home of  
Downtown  
Oronoco Gold  
Rush*

*Guide for  
Commercial  
Developments*

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*A short guide to help in the process of building a business in the City of Oronoco.*

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There are many variables when developing a business within Oronoco. Are you putting in a single business, multiple businesses in one building, or a development of multiple separate businesses.

The following are a few of the procedures that you may need to follow:

- There are nine zoning titles that are acceptable in Oronoco, which are AG – Agricultural District, R-1 – One Family Residential District, R-2 – One to Three Family Residential District, B-1 – Historic Central Business District, B-2 – Highway Business District, B-3 – Pedestrian Oriented Restricted Commercial District, M-1 – Light Manufacturing District,

M-2 – Mixed Commercial / Industrial District, and Flood Plain District. If the land you purchase is not in one of these districts, you will first need to apply for a zone change, which is described in another pamphlet.

- City Hall has the Building Development Guidelines that the Oronoco Architectural Control Committee put together and these will get you started in the process.
- The first step is to set a meeting with the Planning and Zoning Committee to present your business ideas, location, and what your business will do for Oronoco.
- An application shall be made for Architectural Review prior to a building permit being issued for any sign, building, or structure for the zones mentioned within the city. Projects will be reviewed within 30 days following application. All scores over ten points will receive a building permit. The Planning & Zoning Commission will make this determination.

- You must fill out a building permit application along with blue prints, site plans, sign plans, a list of exterior materials used, a landscape plan (is water run off an issue?), parking lot plans, color scheme plan, and the type of business you are proposing to build in Oronoco
  - After you have received a signed building permit from Planning & Zoning, it must be approved by the Oronoco City Council.
  - In the event that the permit has not been accepted it may be appealed to the Planning & Zoning Committee in writing within 7 days of denial, which then may also be appealed to the Oronoco City Council.
  - It may be helpful for you to also look at the other available pamphlets and Oronoco City Ordinances to get further understanding of what information will be required to keep the process of developing your business as quickly and smoothly as possible
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