

B-2 EMPLOYMENT DISTRICT — PERMITTED USES

City of Rosemount, Minnesota

The following uses are identified in the City of Rosemount Zoning Code as permitted, permitted with standards, conditional, or interim uses in the **B-2 zoning district**.

P = Permitted by right

PS = Permitted with standards

C = Conditional use permit required

I = Interim use permit required

PRINCIPAL USES

Public, Social & Institutional

- Educational services — **P**
- Medical or dental clinic or office — **P**
- Hospital — **P**
- Place of worship — **C**
- Sacred community — **PS**
- School, post-secondary — **P**

Food, Beverage & Entertainment

- Indoor commercial recreation facility — **P**
- Outdoor commercial recreation facility — **PS**

Retail & Services

- Animal/veterinary clinic or hospital — **PS**
- Major automotive repair and service — **C**
- Minor automotive repair and service — **P**
- General repair, excluding automotive repair — **P**
- Off-site service business — **P**
- Standalone service business — **P**
- Vehicle sales or rental — **C**

Business & Professional Services

- Art studio — **P**
- Business or professional office — **P**
- Production studio, including motion picture, recording, television and radio — **P**
- Showroom — **P**
- Testing or research laboratory — **P**

Industrial & Employment Uses

- Brewery, farm winery, or distillery — **PS**
- Data center — **P**
- Microbrewery or microdistillery — **PS**
- Small brewery — **P**
- Commercial bakery — **C**
- Custom manufacturing — **P**
- Light manufacturing — **P**
- Self-service storage facility — **C**
- Storage and sale of machinery and equipment — **C**
- Warehouse and distribution facility — **P**
- Wholesale trade establishment — **P**

Lodging

- Hotel — **C**

Agriculture / Open Space / Recreation

- None of the principal agricultural/open-space uses are permitted in B-2 by right.

Utilities & Transportation

- Essential service facility — **PS**
- Small wireless facility within the right-of-way — **PS**
- Transit station — **P**

ACCESSORY USES

The following accessory uses are also identified as allowed in B-2, subject to the applicable standards:

- Accessory agriculture — **P**
- Accessory retail — **PS**
- Accessory structure — **PS**
- Agriculture associated with breweries, microdistilleries and wineries — **P**
- Construction-related temporary use — **PS**
- Day care center — **P**
- Mobile food unit — **PS**
- Office uses accessory to a permitted or conditional use — **P**
- Off-street parking or loading facility — **P**
- Outdoor display or sales — **PS**
- Outdoor storage — **C**
- Overnight sleeping facilities for security personnel — **P**
- Private recreational amenity — **PS**
- Sacred community — **PS**
- Satellite dish — **PS**
- Small-scale solar energy system, roof-mounted — **PS**

IMPORTANT FOR PROPERTY MARKETING

The most significant **by-right B-2 uses** for commercial/industrial land include:

Warehouse & distribution • Light manufacturing • Custom manufacturing • Data centers • Business/professional offices • Testing/research laboratories • Showrooms • Wholesale trade • Minor automotive repair • General repair • Off-site service businesses • Standalone service businesses • Production studios • Small breweries • Educational services • Medical/dental offices

Uses marked **PS** can generally be established without a conditional-use permit if the City's specified use standards are satisfied. Uses marked **C** require a conditional-use permit.

The City's code also provides that if a proposed use is not specifically listed, the Zoning Administrator may classify it as an existing use type that most closely fits the proposed use.

Source: City of Rosemount Zoning Code, Chapter 4, § 11-4-2, Tables 4.1 and 4.2 (current 2026 S-14).