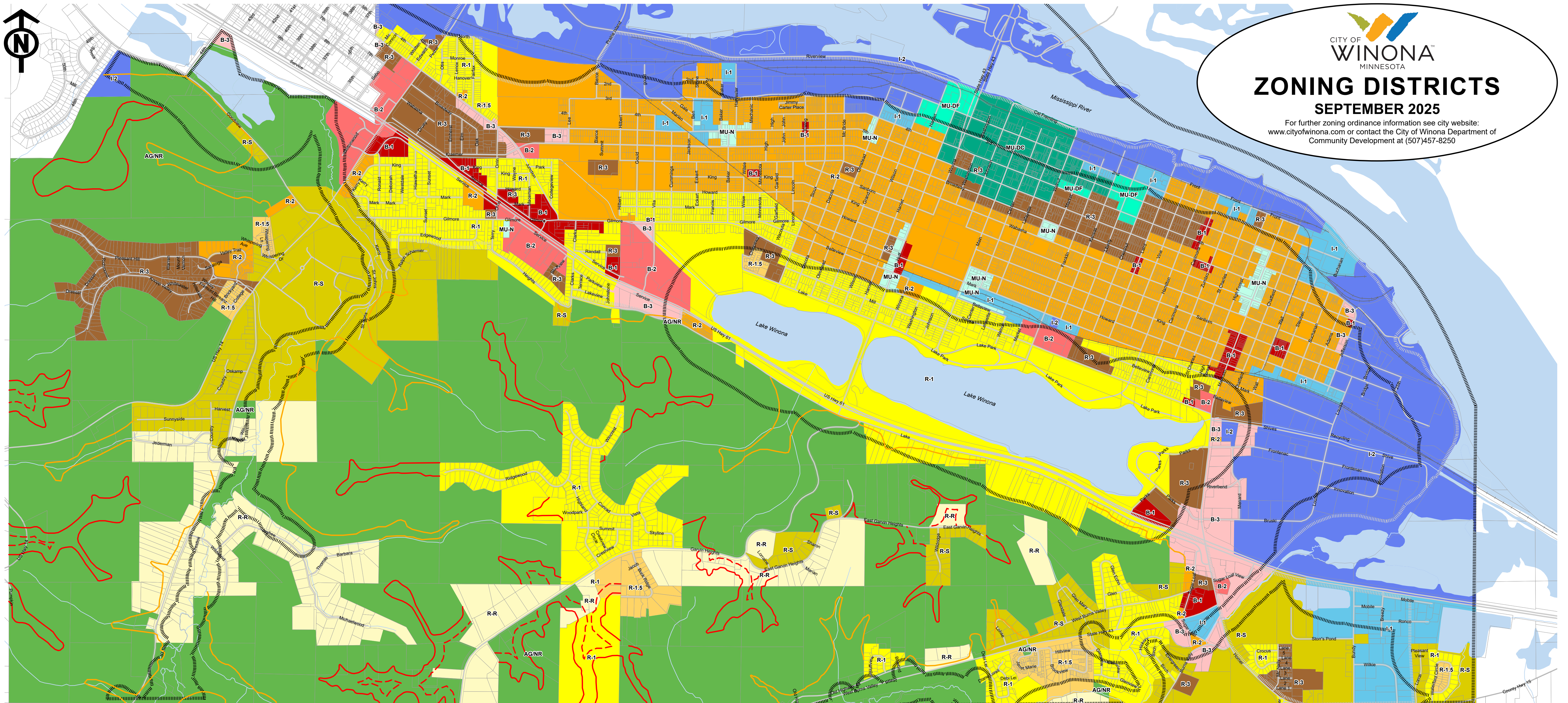




ZONING DISTRICTS

SEPTEMBER 2025

For further zoning ordinance information see city website:
www.cityofwinona.com or contact the City of Winona Department of
Community Development at (507)457-8250



BLUFF IMPACT OVERLAY DISTRICT

- Toe of Bluff (18% / 50')
- Top of Bluff (18% / 100')
- 200' Ridgeline Transition

Shoreland Overlay District

Urban Shoreland District

District	Designation	Principal Uses
MU-DC	Mixed Use Downtown Core District	Mixed Use Commercial and Residential; Offices; Retail Shops; Restaurants; Hotels; Bars; Art Galleries
MU-DF	Mixed Use Downtown Fringe District	Mixed Use Commercial and Residential; Multi-Family Residential; Drive-in Restaurants; Auto Sales
MU-N	Mixed Use Neighborhood Center District	Mixed Use Small Scale Commercial and Residential; 1-4 Family Dwellings; Neighborhood Retail and Services
AG/NR	Agricultural/Natural Resources District	Agricultural Uses; Natural Resource Environments; 1 Family Dwellings
R-R	Rural Residential District	Limited Agricultural Uses; 1 Family Dwellings
R-S	Residential Suburban District	1 Family Dwellings; Religious Facilities; Schools
R-1	Low Density Residence District	1 Family Dwellings; 2-4 Family Dwellings in Select Locations; Home Occupations; Institutional Uses
R-1.5	Low to Medium Density Residence District	1-4 Family Dwellings; Townhouses with 5+ Attached Dwelling Units in Select Locations
R-2	Medium Density Residence District	1-4 Family Dwellings; Townhouses with 5+ Attached Dwelling Units in Select Locations; Tourist Homes; Assisted Living Facilities; Home Occupations
R-3	Multi-Family Residence District	Multi-Family Dwellings; Apartments; Clinics; Tourist Homes; Clubs/Meeting Facilities
B-1	Neighborhood Business District	Neighborhood Commercial; Minor Auto Repair; Restaurants
B-2	Community Business District	Moderate-Scale Commercial; Retail; Personal Service; Minor Auto Repair
B-3	General Business District	Large-Scale Commercial; Retail; Personal Service with Drive-Through; Major Auto Repair
I-1	Light Industrial District	Entirely Indoor Industrial Facilities; Commercial Uses; No Dwellings
I-2	Heavy Industrial District	Indoor and Outdoor Industrial Facilities; Commercial Uses; No Dwellings
Unzoned		

