

SECTION 61. I-2, GENERAL INDUSTRIAL DISTRICT

Subdivision

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61.01 PURPOSE: It is the intent of the I-2 General Industrial District to provide areas suitable for the location of general industrial activities which have adequate and convenient access to major streets and provide effective controls for “nuisance” and pollution characteristics. It is further the intent of this District to encourage industrial development in a compact and orderly manner consistent with the general locations shown in the Comprehensive Plan providing a compatible relationship with other land uses where a full complement of urban services are provided.

61.02 APPLICATION OF PERFORMANCE REQUIREMENTS: All uses provided for under the I-2 District shall show proof of ability to comply with the performance requirements of this Ordinance prior to issuance of any construction permit.

61.03 PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in the I-2 District:

- A. Appliance assembly and warehousing, machine shops, freight terminals and classification yards, concrete products plants, building materials production and clothing or apparel manufacturing and similar uses.
- B. Automobile repair - major.
- C. Bakeries, wholesale.
- D. Contractor operations.
- E. Distribution centers.

- F. Essential services.
- G. Food processing facilities.
- H. Governmental and public related utility buildings and structures.
- I. Laboratories.
- J. Machine shops.
- K. Manufacturing or assembly of a wide variety of products that produces no exterior noise, glare, fumes, obnoxious products, by-products or wastes, or creates other objectionable impact on the environment, including the generation of large volumes of traffic. Examples of such uses are:
 - 1. Fabrication or assembly of small products such as optical, electronic, pharmaceutical, medical supplies and equipment.
 - 2. Printing and publishing.
- L. Mini-storage.
- M. Offices related to other allowed uses (limited to fifty (50) percent of the principal structure).
- N. Personal wireless service towers and antennas, including necessary equipment buildings, as regulated by Section 29 of this Ordinance.
- O. Radio and television stations.
- P. Trade schools.
- Q. Truck terminals.
- R. Warehousing and indoor storage excluding explosives and hazardous waste.
- S. Wholesale showrooms.

61.04 INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the I-2 District and are governed by Section 5 of this Ordinance.

- A. Farms, farmsteads, and farming.

61.05 USES ALLOWED BY ADMINISTRATIVE PERMIT: Subject to applicable provisions of this Ordinance, performance standards established by this Ordinance, and processing requirements of Section 6, the following are uses allowed in the I-2 District by administrative permit as may be issued by the Zoning Administrator.

- A. Other uses of the same general character as those listed as a permitted use in this district.
- B. Temporary outdoor promotional events and sales subject to the same provisions as required in section 55.04.B of this Ordinance.

61.06 ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the I-2 District:

- A. Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed thirty (30) percent of the gross floor space of the principal use.
- B. Off-street loading as regulated by Section 21 of this Ordinance.
- C. Off-street parking as regulated by Section 20 of this Ordinance including semi-trailer trucks.
- D. Radio and television receiving antennas including single satellite dish TVROs three and one-half (3.5) meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 29 of this Ordinance.
- E. Signs as regulated by Section 31 of this Ordinance.

61.07 CONDITIONAL USES: The following are conditional uses in the I-2 District. (Requires a conditional use permit based upon procedures and performance standards set forth in and regulated by Sections 4.02 and 4.04 of this Ordinance).

- A. Accessory, enclosed retail, rental, service, or processing, manufacturing activity other than that allowed as a permitted use or conditional use within this Section, provided that:

1. Such use is allowed as a permitted use in a Business District.
 2. Such use does not constitute more than fifty (50) percent of the gross floor area of the principal building.
- B. Commercial and professional offices within the principal structure in excess of that which is allowed in this district or as a freestanding principal use.
- C. Commercial and public radio and television transmitting antennas, and public utility microwave antennas, as regulated by Section 29 of this Ordinance.
- D. Commercial, private and public satellite dish transmitting or receiving antennas in excess of three and one-half (3.5) meters in diameter, as regulated by Section 29 of this Ordinance.
- E. Open or outdoor service, sale and rental as a principal or accessory use, provided that:
1. Outside services, sales and equipment rental connected with the principal use is limited to fifty (50) percent of the gross floor area of the principal use.
 2. Outside sales areas are fenced and screened from view of neighboring residential uses or an abutting residential zoning district in compliance with Section 15.07 of this Ordinance.
 3. The use does not take up parking space as required for conformity to this Ordinance.
 4. Sales area is hard surfaced to control dust.
- F. Open and outdoor storage as a principal or accessory use provided that:
1. The storage area is landscaped, fenced, and screened from view of neighboring uses and abutting residential zoning districts and public rights-of-way.
 2. Storage area is blacktopped or concrete surfaced.
 3. The storage area does not take up parking space or loading space as required for conformity to this Ordinance.
- G. Storage, utilization or manufacture of materials or products which could decompose by demolition; refuse and garbage disposal; crude oil; bulk fuel, gasoline or other liquid storage provided that:

1. At the boundaries of a residential district, a strip of not less than twenty-five (25) feet shall be landscaped and screened in compliance with Section 16 of this Ordinance.
2. Each light standard base shall be landscaped.
3. Vehicular access points shall create a minimum of conflict with through traffic movement, shall comply with Section 20 of this Ordinance and shall be subject to the approval of the City Engineer.
4. No outside storage except as allowed in compliance with Section 61.07.E of this Ordinance.
5. All conditions pertaining to a specific site are subject to change when the City Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions.

H. Waste facilities provided that:

1. All applicable federal, state and/or county permits are obtained including, but not limited to:
 - a. The Federal Environmental Protection Agency (EPA).
 - b. The Minnesota Pollution Control Agency (MPCA).
 - c. The Minnesota Department of Natural Resources (DNR).
2. Any applicable environmental review requirements outlined in Section 9 of this Ordinance are satisfactorily met.
3. A financial guarantee in a form deemed appropriate by the City Attorney is provided to ensure the following minimum activities:
 - a. Completion of site improvements.
 - b. Emergency clean up and correction.
 - c. Closure and post closure activities.
4. The facility is subject to periodic monitoring as determined by the City.
5. The facility is provided a minimum of two (2) independent emergency access escape routes, neither of which may traverse residentially zoned areas.

6. The facility is set back a minimum one thousand (1,000) feet from all storm water holding areas, natural drainage facilities and wetlands.
7. All storm water runoff is held on site prior to release into natural drainage ways and the City's storm drainage system.
8. The outside storage of materials, containers or disposal facilities involving hazardous waste is prohibited.
9. The outside storage of materials, containers or disposal facilities involving non-hazardous materials is enclosed and screened as outlined in Section 15.07 of this Ordinance.
10. The loading and/or unloading of waste materials is conducted within buildings and upon an impermeable floor surface.
11. All development, operation, maintenance and closure/conversion plans are subject to City approval.
12. A sign indicating the facility's inventory of waste materials by type and location is posted at the main entrance of the site.
13. All hazardous waste materials stored on the site are clearly designated.
14. All facility employees are subject to emergency training programs, the procedures and techniques of which are subject to City approval.
15. Emergency preparedness plans which:
 - a. Establish procedures for handling ruptures, spills and the like.
 - b. Alert applicable agencies and area property owners.
 - c. Establish provisions for emergency evacuation that are provided to and approved by the City.
16. All containers used for the outside storage of waste materials are properly cleaned prior to storage and maintained in a clean manner so as not to attract vectors or cause objectionable odors.

61.08 LOT AREA REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in the I-2 District, subject to additional requirements,

exceptions and modifications set forth in this Ordinance.

- A. Lot Area: Two (2) acres.
- B. Lot Width: Two hundred (200) feet
- C. Setbacks:

- 1. Front yards:

<u>Setbacks From Centerline</u>	<u>Setbacks From Right- of-Way Lines</u>	<u>Street Class</u>
130 feet	65 feet	State/Federal Highway
130 feet	65 feet	County Road
65 feet	35 feet	Local Street

Where a lot is located at the intersection of two (2) or more streets or highways which bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

- 2. Side yard: Twenty (20) feet.
- 3. Rear Yard: Twenty-five (25) feet.
- 4. Buffer Yard: The side yard or rear yard setback shall be fifty (50) feet in abutting a residential district.

61.09 MAXIMUM SITE COVERAGE BY BUILDINGS: Fifty (50) percent of the total lot area.

61.10 MAXIMUM BUILDING HEIGHT: Thirty-five (35) feet.