

INDUSTRIAL DISTRICTS

§ 1007.120 LI, LIGHT INDUSTRIAL DISTRICT.

(1) *Purpose.* These areas are intended to attract and encourage new light industrial, high-tech business and professional services. These areas have the prerequisites for industrial development, but because of proximity to residential areas or the need to protect certain areas or uses from adverse influences, high development standards will be necessary. LI uses include service industries and industries which manufacture, fabricate, assemble or store, where the process is not likely to create offensive noise, vibrations, dust, heat, smoke, odor, glare, or other objectionable influences. Generally, these include wholesale, service and light industries which are dependent upon raw materials refined elsewhere. No new land shall be zoned LI, Light Industrial unless the site or area lies within the City's MUSA and sanitary sewer and municipal water is available.

(2) *Lot and Yard Requirements.*

(a) *Minimum Lot Size.*

1. *Sewered Lot.* One (1) acre.
2. *Unsewered Lot.* Ten (10) acres in accordance with applicable provisions of §1007.041 of this Ordinance.

(b) *Minimum Lot Width.* One hundred (100) feet.

(c) *Setbacks.* (The greater of the following:)

1. *From Streets.*
 - a. *Principal and Accessory Building - Local Street.* Thirty (30) feet.
 - b. *Principal and Accessory Building - Collector or Arterial Street.* Fifty (50) feet.
 - c. *Parking Lot.* Fifteen (15) feet.
2. *Rear Yard.*
 - a. *Principal Building.* Fifteen (15) feet.
 - b. *Accessory Building.* Ten (10) feet.
 - c. *Parking Lot.* Five (5) feet.

3. *Side Yard.*

- a. *Principal Building.* Ten (10) feet.
- b. *Accessory Building.* Ten (10) feet.
- c. *Parking Lot.* Five (5) feet.

4. *From property guided by the comprehensive plan for residential development.* Seventy-five (75) feet.

(3) *Buffer.* Where a side or rear lot line in an LI District coincides with an adjacent public road right-of-way or property guided by the comprehensive plan for residential or commercial development, a landscape buffer area shall be provided along such side or rear lot line not less than forty (40) feet in depth and shall contain landscaping, planting, berming or other effective screening suitable to provide an effective screen in compliance with §1007.043 (17)(f) of this Ordinance.

(4) *Maximum Building Height.* Forty-five (45) feet in height, except as allowed by §1007.043 (3).

(5) *Maximum Impervious Surface Coverage.* Seventy-five (75) percent of the lot area.

(6) *Building Requirements.* All newly constructed industrial buildings shall meet the exterior building standards of §1007.043 (2)(d) of this Ordinance.

(7) *Permitted Uses.* Subject to applicable provisions of this Ordinance, the following are permitted uses in the LI District.

(a) Beverage production and bottling, including public tours of the facilities and gift shops containing merchandise directly related to the facility.

(b) Building material sales.

(c) Carpet and rug cleaning.

(d) Community gardens operated by the city.

(e) Construction-related businesses, including shops and offices for plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, electrical, carpentry, welding, landscaping, excavating, general contracting and similar uses, including contractor storage of equipment and building materials if enclosed within a building, but not storage yards.

(f) Feed and seed sales.

(g) Greenhouses, nurseries.

(h) Laundry, dry cleaning or dying plant.

(i) Manufacturing or assembly of a wide variety of products that produces no exterior noise, glare, fumes, noxious products, by-products, or wastes, or creates other objectionable impact on the environment, including the generation of large volumes of traffic.

(j) Mass transit terminals.

(k) Office business—clinic and general.

(l) Radio and television stations.

(m) Recreational business contained entirely within the principal building.

(n) Research laboratories

(o) Trade or Business schools.

(p) Warehousing and distribution facilities, but not including truck freight trucking terminal or mini self-storage facilities per §1007.001 (2) of this Ordinance.

(q) Wholesale businesses/showrooms.

(8) *Accessory Uses.* Subject to applicable provisions of this Ordinance, the following are accessory uses in the LI District:

(a) Accessory buildings and structures as regulated by §1007.043 (4)(j) of this Ordinance.

(b) Accessory indoor retail, rental or service activities other than that allowed as a permitted or conditional use within the Light Industrial zoning district, provided such use is related and accessory to a principle use allowed within the Light Industrial zoning district.

(c) Fences as regulated by §1007.043 (18) of this Ordinance.

(d) Off-street loading as regulated by §1007.045 of this Ordinance.

(e) Off-street parking as regulated by §1007.044 of this Ordinance.

(f) Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers as regulated by §1007.053 of this Ordinance.

(g) Signs as regulated by Chapter 1010 of the City Code.

(h) Brewer taprooms accessory to a malt liquor beverage production and bottling facility.

(i) Liquor sales, on sale through brewer taprooms and off sale pursuant to Minnesota Statutes section 340A.301, subdivision 7(b), all accessory to a malt liquor beverage production and bottling facility.

(9) *Conditional Uses.* Subject to applicable provisions of this Ordinance, the following are conditional uses in the LI District. These uses require a conditional use permit based on criteria and procedures outlined in §1007.016 of this Ordinance.

(a) Automobile and truck repair provided that:

1. All painting must be conducted in an approved paint booth per §1007.043 (8).
2. All flammable materials, including liquids and rags, shall conform with the applicable provisions of the Minnesota Uniform Fire Code.
3. All outside storage shall be prohibited except the storage of customer vehicles waiting for repair.

(b) Commercial and Public Radio and Television Transmitting Antennas, and Public Utility Microwave Antennas greater than forty-five (45) feet in height and less than two hundred (200) feet in height as regulated by §1007.053 of this Ordinance.

(c) Commercial Kennels, provided that:

1. The applicable provisions of Chapter 503 are determined to be satisfied.
2. Cages, enclosures and housing facilities shall be at least five hundred (500) feet from any residential property line.
3. An enclosed indoor or exterior exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. Exterior exercise areas shall be enclosed by an eight (8) foot high solid fence.
4. All animals shall be housed indoors for overnight boarding.

(d) Mini self-storage facilities provided that:

1. No single building shall be greater than one hundred fifty (150) feet in length.
2. If an “on-premises” caretaker dwelling unit is provided on site, construction of said dwelling unit shall conform to all design standard regulations for multiple family dwelling units of the Minnesota State Building Code.

3. No retailing, wholesaling, manufacturing, repair, or other such activity other than storage is to occur within the mini self-storage facility.

(e) Open and outdoor storage (not outdoor sales lots) as an accessory use provided that:

1. The designated storage area shall comply with all building setback requirements for the district. Outside storage is prohibited between the principal structure and any public right-of-way.

2. The storage area is landscaped and screened from view of adjacent uses and public rights-of-way via a fence and greenbelt planting strip, in accordance with §1007.043 (17)(f) of this Ordinance.

3. The entire storage area is fenced and secured in an appropriate manner.

4. The storage area is blacktopped or concrete surfaced, unless an alternative wear-resistant material is determined by the City Engineer to be suitable to control dust and drainage and is specifically approved by the City Council.

5. The storage area does not take up parking space or loading space as required for conformity to this Ordinance and is not located in the front yard.

6. The property shall not abut I-35W or I-35E.

7. The ratio of storage area to building footprint shall not exceed 2.5:1.

8. All parking, loading and truck staging activities shall occur on site. On-street parking and loading associated with the use is prohibited.

9. Storage shall not include material considered hazardous under Federal or State Environmental Law.

(f) Veterinary Hospitals provided that:

1. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.

2. Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.

3. An indoor animal kennel is permitted as a use accessory to the veterinary hospital provided that:

a. The number of animals boarded shall not exceed forty (40).

b. An enclosed indoor or exterior exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. Exterior exercise areas shall be limited to a maximum of twenty-five (25) percent of the gross floor area of the principal use.

c. A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between 60 and 75 degrees Fahrenheit.

d. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.

e. Indoor animal kennel floors and walls shall be made of non-porous materials or sealed concrete to make it non-porous.

f. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.

4. The appropriate license is obtained from the City and the conditions of Chapter 503 relating to the keeping of animals are satisfactorily met.

5. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

(g) Two (2) or more buildings on same lot provided such buildings relate to a permitted or conditional use that is operated as a single business or enterprise.

(Ord No. 05-19, passed 04-08-2019)

(10) *Uses by Administrative Permit.* Subject to applicable provisions of this Ordinance, the following uses are allowed by administrative permit, as may be approved by the Zoning Administrator:

(a) Personal wireless service antennas as secondary uses as regulated by §1007.053 of this Ordinance.

(b) Telecommunication towers as regulated by §1007.053 of this Ordinance.

(c) Temporary mobile towers as regulated by §1007.053 of this Ordinance.

(d) Open Air Markets.

(e) Transient Merchants.

(f) Accessory outdoor dining or seating facilities intended for consumption of food or beverages purchased on site, provided that requirements of §1007.054 are met.

(11) *Interim Uses.* Subject to applicable provisions of this Ordinance, the following are interim uses in the LI District and are governed by §1007.017 of this Ordinance:

(a) Temporary Batch Plants.

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§ 1007.121 GI, GENERAL INDUSTRIAL DISTRICT.

(1) *Purpose.* These are areas which, because of availability to thoroughfares, suitable topography, and isolation, are appropriate for industrial uses of a more intense nature and ones which may have certain nuisance characteristics. No new land shall be zoned GI, General Industrial unless the site or area lies within the City's MUSA and sanitary sewer and municipal water is available.

(2) *District, Lot and Yard Requirements.*

(a) *Minimum Lot Size.*

1. *Sewered Lot.* One (1) acre.
2. *Unsewered Lot.* Ten (10) acres in accordance with applicable provisions of §1007.041 of this Ordinance.

(b) *Minimum Lot Width.* One hundred (100) feet.

(c) *Setbacks.* (The greater of the following:)

1. *From Streets.*
 - a. *Principal and Accessory Building - Local Street.* Fifty (50) feet.
 - b. *Principal and Accessory Building - Collector or Arterial Street.* Fifty (50) feet.
 - c. *Parking Lot.* Fifteen (15) feet.
2. *Rear Yard.*
 - a. *Principal Building.* Fifteen (15) feet.
 - b. *Accessory Building.* Ten (10) feet.
 - c. *Parking Lot.* Five (5) feet.
3. *Side Yard.*
 - a. *Principal Building.* Ten (10) feet.
 - b. *Accessory Building.* Ten (10) feet.
 - c. *Parking Lot.* Ten (10) feet.

4. *From property guided by the comprehensive plan for residential development.*
One hundred (100) feet.

(3) *Buffer.* Where a side or rear lot line in a GI District coincides with an adjacent public road right-of-way or property guided by the comprehensive plan for residential or commercial development, a landscape buffer area shall be provided along such side or rear lot line not less than forty (40) feet in depth and shall contain landscaping, planting, berming or other effective screening suitable to provide an effective visual screen in compliance with §1007.043 (17)(f) of this Ordinance.

(4) *Maximum Building Height.* Forty-five (45) feet, except as allowed by §1007.043 (3).

(5) *Maximum Impervious Surface Coverage.* Seventy-five (75) percent of the lot area.

(6) *Building Requirements.* All newly constructed industrial buildings shall meet the exterior building standards of §1007.043 (2)(d) of this Ordinance.

(7) *Permitted Uses.* Subject to applicable provisions of this Ordinance, the following are permitted uses, in the GI District:

(a) Beverage production and bottling, including public tours of the facilities and gift shops containing merchandise directly related to the facility.

(b) Building material sales.

(c) Commercial (production) bakery.

(d) Community gardens operated by the city.

(e) Construction-related businesses, including shops and offices for plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, electrical, carpentry, welding, landscaping, excavating, general contracting and similar uses, including contractor storage of equipment and building materials if enclosed within a building, but not storage yards.

(f) Feed and seed sales.

(g) Greenhouses, nurseries.

(h) Laundry, dry cleaning or dying plant.

(i) Manufacturing or assembly of a wide variety of products that produces no exterior noise, glare, fumes, noxious products, by-products, or wastes, or creates other objectionable impact on the environment, including the generation of large volumes of traffic.

(j) Mass transit terminals.

(k) Office business—clinic and general.

(l) Radio and television stations.

(m) Warehousing and distribution facilities, but not including truck freight transfer stations or mini self-storage facilities.

(n) Wholesale businesses/showrooms.

(8) *Accessory Uses.* Subject to applicable provisions of this Ordinance, the following are accessory uses in the GI District:

(a) Accessory buildings and structures as regulated by §1007.043 (4)(j) of this Ordinance.

(b) Accessory indoor retail, rental or service activities other than that allowed as a permitted or conditional use within the General Industrial zoning district, provided such use is related and accessory to an allowed principal use in the district.

(c) Crude oil, gasoline or other liquid storage tanks (not including bulk propane at motor fuel stations for providing service to the general public) where related and accessory to an allowed principal use in the district.

(d) Fences as regulated by §1007.043 (18) of this Ordinance.

(e) Off-street loading as regulated by §1007.045 of this Ordinance.

(f) Off-street parking as regulated by §1007.044 of this Ordinance.

(g) Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers as regulated by §1007.053 of this Ordinance.

(h) Signs as regulated by Chapter 1010 of the City Code.

(i) Brewer taprooms accessory to a malt liquor beverage production and bottling facility.

(j) Liquor sales, on sale through brewer taprooms and off sale pursuant to Minnesota Statutes section 340A.301, subdivision 7(b), all accessory to a malt liquor beverage production and bottling facility.

(9) *Conditional Uses.* Subject to applicable provisions of this Ordinance, the following are conditional uses in the GI District. These uses require a conditional use permit based on the criteria and procedures outlined in §1007.016 of this Ordinance.

(a) Automobile and truck repair provided that:

1. All painting must be conducted in an approved paint booth per §1007.043 (8).
2. All flammable materials, including liquids and rags, shall conform to the applicable provisions of the Minnesota Uniform Fire Code.
3. All outside storage shall be prohibited except the storage of customer vehicles waiting for repair.

(b) Commercial and Public Radio and Television Transmitting Antennas, and Public Utility Microwave Antennas greater than forty-five (45) feet in height and less than two hundred (200) feet in height as regulated by §1007.054 of this Ordinance.

(c) Concrete product plants, building materials production and similar uses provided that:

1. Storage areas are landscaped, fenced and screened from view of neighboring uses, properties guided by the comprehensive plan for residential or commercial development, and public rights-of-way in compliance with §1007.043 (17)(f) of this Ordinance.

(d) Commercial Kennels, provided that:

1. The applicable provisions of Chapter 503 are determined to be satisfied.
2. Cages, enclosures and housing facilities shall be at least five hundred (500) feet from any residential property line.
3. An enclosed indoor or exterior exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. Exterior exercise areas shall be enclosed by an eight (8) foot high solid fence.
4. All animals shall be housed indoors for overnight boarding.

(e) Manufacture of materials, including but not limited to, rubber, corrosive acids, petroleum and chemical products, which pose potential health and safety risks and which when produced give off potentially noxious odors.

(f) Mini self-storage facilities provided that:

1. No single building shall be greater than one hundred fifty (150) feet in length.
2. If an “on-premises” caretaker dwelling unit is provided on site, construction of said dwelling unit shall conform to all design standard regulations for multiple family dwelling units of the Minnesota State Building Code.

3. No retailing, wholesaling, manufacturing, repair, or other such activity other than storage is to occur within the mini self-storage facility.

(g) Open and outdoor storage (not outdoor sales lots) as an accessory use provided that:

1. The designated storage area shall comply with all building setback requirements for the district. Outside storage is prohibited between the principal structure and any public right-of-way.

2. The storage area is landscaped and screened from view of adjacent uses and public rights-of-way via a fence and greenbelt planting strip, in accordance with §1007.043 (17)(f) of this Ordinance.

3. The entire storage area is fenced and secured in an appropriate manner.

4. The storage area is blacktopped or concrete surfaced, unless an alternative wear-resistant material is determined by the City Engineer to be suitable to control dust and drainage and is specifically approved by the City Council.

5. The storage area does not take up parking space or loading space as required for conformity to this Ordinance and is not located in the front yard.

6. The property shall not abut I-35W or I-35E.

7. All parking, loading and truck staging activities shall occur on site. On-street parking and loading associated with the use is prohibited.

8. Storage shall not include material considered hazardous under Federal or State Environmental Law.

(h) Refuse/garbage transfer stations provided that:

1. No refuse or garbage shall be stored or in any way disposed of on the site.

2. The storage of refuse or garbage in the front yard shall be prohibited.

3. The site shall be maintained free of litter and any other undesirable materials and will be cleaned of loose debris on a daily basis.

4. One (1) off-street parking space shall be provided for each commercial vehicle operated by the business. Parking requirements will otherwise be as mandated by the provisions of §1007.044 of this Ordinance.

5. All in bound and out bound trucks and equipment, excluding employee's personal vehicles, shall be restricted to designated routes established by the City, except for times when providing collection service to customers within the City limits.

6. The hours of operation shall be limited as necessary to minimize the effects of nuisance factors such as traffic, noise, and glare upon any existing neighboring residential uses, or residential zoning districts.

(i) Trucking terminals provided that:

1. Vehicular access points shall be located along arterial streets and shall be limited and designed and constructed to create a minimum of conflict with through traffic movement.

(j) Two (2) or more buildings on same lot provided such buildings relate to a permitted or conditional use that is operated as a single business or enterprise.

(Ord No. 05-19, passed 04-08-2019)

(10) *Uses by Administrative Permit.* Subject to applicable provisions of this Ordinance, the following uses are allowed by administrative permit, as may be approved by the Zoning Administrator:

(a) Personal wireless service antennas as secondary uses as regulated by §1007.053 of this Ordinance.

(b) Telecommunication towers as regulated by §1007.053 of this Ordinance.

(c) Temporary mobile towers as regulated by §1007.053 of this Ordinance.

(d) Open Air Markets.

(e) Transient Merchants.

(f) Accessory outdoor dining or seating facilities intended for consumption of food or beverages purchased on site, provided that requirements of §1007.054 are met.

(11) *Interim Uses.* Subject to applicable provisions of this Ordinance, the following are interim uses in the GI District:

(a) Temporary Batch Plants.