

SECTION 539 – ZONING: INDUSTRIAL DISTRICT (I)

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SECTION 539 – ZONING: INDUSTRIAL DISTRICT (I)
(ADDED, BILL NO. 2007-19)

539.01. Purposes. The purposes of the I District are to provide appropriately located areas with adequate space to meet the needs of modern industrial and light manufacturing, including off-street parking areas, loading areas and landscaping; permit and reserve areas for employment activity and service to the public which do not materially detract from nearby uses; provide sufficient open space around industrial structures to protect them from the hazards of fire; protect areas appropriate for industrial uses from intrusion by inharmonious uses, while also protecting nearby properties from hazardous influences; and minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the surrounding land, buildings, and infrastructure.

539.03. Permitted uses. Subdivision 1. The uses listed in this Subsection are permitted uses in the I District.

Subd. 2. Light manufacturing, warehouse, assembly, distribution, packaging, processing, research, repair, service, wholesale, retail, and office uses with 80,000 square feet or less of gross floor area (excluding those uses listed in Section 539.07 of this code).

Subd. 3. Food products manufacturing except for fish, meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.

Subd. 4. Those uses outlined in Section 534.03, Subdivisions 6 through 9 of this code.

539.05. Accessory uses. Subdivision 1. The uses listed in this Subsection are allowable accessory uses in the I District.

Subd. 2. Living quarters for security personnel, provided they are located within the principal structure.

Subd. 3. One accessory building which is 750 square feet or less in gross floor area. In addition to the general accessory building provisions of Subsection 509.09, accessory buildings must meet the following criteria:

- a) In the case of a through lot, no accessory building shall be located within 40 feet of the lot lines abutting either street;
- b) In the case of a corner lot, no accessory building shall be located in the yard area between the principal building and either street; and
- c) The design and features of an accessory building shall be complimentary to the principal building.

Subd. 4. Roof-mounted television antennas

539.07. Conditional uses. Subdivision 1. The uses listed in this Subsection are conditional uses in the I District, and are subject to the conditional use permit provisions outlined in Section 547.09 of this code.

Subd. 2. Light manufacturing, warehouse, assembly, distribution, packaging, processing, research, repair, service, wholesale, retail, and office uses with over 80,000 square feet of gross floor area.

Subd. 3. Those uses outlined in Section 534.07 Subdivisions 4 through 23 of this code, subject to the same conditions.

Subd. 4. Vehicle towing businesses, provided the following conditions are met:

- a) A buffer yard of not less than 15 feet in width shall be provided to separate all aspects of such use from any abutting parcel;
- b) Parking of towed vehicles on public right-of-way shall be prohibited;
- c) Any outdoor storage of towed vehicles shall be fully screened from view of adjacent properties and public right-of-way; and
- d) Hours of operation may be limited by the Council to protect any neighboring residential properties from adverse impacts.

539.09. Prohibited uses. Subdivision 1. Prohibited uses are listed in Subsection 512.11.

Subd. 2. Any land use not listed as Permitted, Accessory or Conditional in this section or in Subsection 512.11 is prohibited in the I District unless the use is found to be substantially similar to a use listed, as determined by the City in accordance with Section 509.25 of this code.

539.11. Dimensional requirements. Subdivision 1. The following dimensional requirements apply to the I District. All dimensions are in feet, unless otherwise indicated.

Minimum lot width	Interior lot: 75	Corner lot: 100
Minimum lot area	10,000 square feet	
Maximum impervious surface coverage	90 percent	

Setbacks – building	Principal building	Accessory building
Front	40	40
Rear (see also Subd. 2)		
Adjacent to residentially zoned or used parcel	25	8
Adjacent to non-residentially zoned or used parcel	5	5
Street / corner side	30	30
Interior side		
Adjacent to residentially zoned or used parcel	25	25
Adjacent to non-residentially zoned or used parcel	3	3
Maximum building height (but see Subd. 3)	50	15
Story limitations	3 stories	1 stories

Setbacks – parking		
Front (but see Subd. 4)	8	8
Street / corner side (but see Subd. 4)	8	8
Interior lot line		
Adjacent to R, R-1 District	15	15
Adjacent to non-R, R-1 District	10	10

Subd. 2. Additional setback requirement: vehicle access door facing a rear lot line. Whenever any accessory building is located in such a manner that a vehicle access door faces a rear lot line, such rear setback requirement shall be not less than 20 feet;

Subd. 3. Additional height for certain structures. Towers, water tanks, or other appurtenant structures may be increased to no more than 150 feet in height, provided that the required setbacks be increased one foot for each two feet of building height in excess of 50 feet, and provided such structure does not exceed 15 percent lot coverage or 1,600 square feet in gross floor area at the base, whichever is less.

Subd. 4. Parking lot setback reduction. All new parking lots are expected to locate 8 feet from the right-of-way. In cases where modifications are being made to an existing lot, the 8-foot setback may be reduced to 3 feet if the applicant can demonstrate that the greater setback is not possible due to site constraints and if the applicant is able to meet landscape requirements without the setback.

539.13. Other regulations. Subdivision 1. The following additional requirements apply in the I District.

Subd. 2. Site plan review. All developments in the I District are subject to Site Plan Review as described in Section 547.13.

Subd. 3. Performance standards. All developments shall be constructed and maintained in accordance with the applicable performance standards set out in Section 544 of this code.

Subd. 4. Signs. Signs within the I District shall be regulated by Section 549 of this code.

Subd. 5. Design guidelines. All property located within a design district or corridor overlay district shall be subject to such district's additional requirements and/or modifications.