

CHAPTER 1080

I-1, LIGHT INDUSTRIAL DISTRICT

SECTION:

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1080-1: PURPOSE: The purpose of the I-1, Light Industrial District is to provide for less intensive types of industrial uses which, because of their proximity to residential areas or other sensitive uses, are less likely to impose objectionable influences, such as noise, vibrations, dust, heat, smoke, odor, etc.

1080-2: PERMITTED USES: Subject to applicable provisions of this Ordinance, the following uses are permitted uses in an I-1 District:

- A. Adult uses as regulated by Chapter 115 of the City Code.
- B. Automobile repair – major.
- C. Bottling establishments to include beverages such as soft drinks, milk, etc., but not including hazardous or toxic materials.
- D. Building material sales.
- E. Carpet and rug cleaning.
- F. Feed and seed sales.
- G. Greenhouses, nurseries.
- H. Laundry, dry cleaning or dyeing plant.
- I. Machine shops and metal products manufacturing when not equipped with heavy (exceeding fifty (50) ton pressure) punch presses, plastic injection molding presses (with clamp force exceeding one hundred fifty (150) tons), outside dry

plastic silos, mass production welding, robot gas cutting torches, outside air filters and cooling towers or any equipment which may create noise, vibration, smoke, odors, heat, or glare, etc., disturbing to adjacent property occupants.

- J. 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:
 - a. Fabrication or assembly of small products such as optical, electronic, pharmaceutical, medical supplies, and equipment.
 - b. Printing and publishing.
- K. Mass transmit terminals.
- L. Professional offices.
- M. Radio and television stations.
- N. Recreational business contained entirely within the principal building.
- O. Shops and offices for contractors including plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, electrical, carpentry, welding, landscaping, excavating, and general contracting, including contractor storage of equipment and building materials if enclosed within a building, but not storage yards.
- P. Warehousing and distribution facilities but not including truck terminals or mini self-storage facilities.
- Q. Wholesale businesses and offices.

1080-3: PERMITTED ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in an I-1 District:

- A. Fences as regulated by Chapter 1020 of this Ordinance.
- B. Keeping of animals as regulated by Chapter 1022 of this Ordinance.
- C. Off-street parking and loading as regulated by Chapter 1019 of this Ordinance, but not including semi-trailer trucks, except in designated loading areas not to exceed four (4) hours.
- D. Secondary or accessory use antennas or satellites as regulated by Chapter 1023 of this Ordinance.

E. Signs as regulated by Chapter 1024 of this Ordinance.

1080-4: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses in an I-1 District and require a conditional use permit based upon procedures set forth in and regulated by Chapter 1005 of this Ordinance. Besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 1005-3 and 1005-4 of this Ordinance.

A. Accessory, indoor retail, rental, or service activity other than that allowed as a permitted use or conditional use within this Ordinance, provided that:

1. Such use is accessory and related to the permitted industrial use allowed within an I-1 District.
2. Such use does not constitute more than thirty percent (30%) of the lot area and not more than thirty percent (30%) of the gross floor area of the principal building.

B. Essential services involving transmission pipelines and transmission or substation lines in excess of 33kV and up to 100kV, as regulated by Chapter 1026 of this Ordinance.

C. Mini self-storage facilities provided that:

1. At least twenty-five (25) percent of the site is open green space which is sodded and intensely landscaped in accordance with a plan approved by the City Council.
2. No buildings shall be located closer than twenty-five (25) feet to each other to allow for parking, loading, driveway and fire lanes.
3. No single building shall be greater than one hundred fifty (150) feet in length.
4. Adequate space is provided for snow storage.
5. All structures are to be within two hundred (200) feet of a fire hydrant.
6. All storage buildings are to be equipped with an approved fire suppression system which will be subject to review and approval of the City Building Official and the Fire Department.
7. Every two thousand (2,000) square feet of the storage structure is to be separated by a fire wall and a complete and comprehensive fire alarm

system with smoke detectors shall be initiated in each structure subject to the review and approval of the Fire Department.

8. All driveways and parking areas are to be hard (blacktop or concrete) surfaced and adequate turning radius for fire truck maneuverability is to be maintained throughout the site. Designated snow storage space is to be provided to insure adequate and safe access during winter months.
9. 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.
10. Any structures having exposure to an adjacent residential use or public right-of-way, park, or similar public use areas shall be of brick, natural stone, wood, or stucco facing material.
11. No retailing, wholesaling, manufacturing, repair, or other such activity other than storage is to occur within the self storage, mini warehousing facility.

D. Motor fuel stations provided that:

1. Motor Fuel Facilities. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access fuel pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
2. Architectural Standards.
 - a. As a part of the conditional use permit application, a color illustration of all building elevations shall be submitted.
 - b. The architectural appearance, scale, and functional plan of the building(s) and canopy shall be complementary and compatible with each other and the existing buildings in the neighborhood setting.
 - c. All sides of the principal and accessory structures are to have essentially the same or a coordinated harmonious finish treatment pursuant to Section 1017-4 of this Ordinance.
 - d. Exterior wall treatments like brick, stone (natural or artificial), decorative concrete block and stucco shall be used.

3. Canopy. A protective canopy structure may be located over the pump island(s), as an accessory structure. The canopy shall meet the following performance standards:
 - a. The edge of the canopy shall be thirty feet (30') or more from the front and/or side lot line, provided that adequate visibility both on-site and off-site is maintained.
 - b. The canopy shall not exceed eighteen feet (18') in height and shall provide fourteen feet (14') of clearance to accommodate a semi-trailer truck passing underneath.
 - c. The canopy fascia shall not exceed three feet (3') in vertical height.
 - d. Canopy lighting shall consist of canister spotlights recessed into the canopy. No portion of the light source of fixture may extend below the ceiling of the canopy. Total canopy illumination may not exceed one hundred fifteen (115) foot candles below the canopy at ground level.
 - e. The architectural design, colors, and character of the canopy shall be consistent with the principal building on the site.
 - f. Signage may be allowed on a detached canopy in lieu of wall signage on the principal structure, provided that the individual canopy sign does not exceed more than twenty percent (20%) of the canopy façade facing a public right-of-way.
 - g. Canopy posts/sign posts shall not obstruct traffic or the safe operation of the gas pumps.
4. Pump Islands. Pump islands shall comply with the following performance standards:
 - a. Pump islands shall be elevated six inches (6") above the traveled surface of the site.
 - b. All pump islands shall be set at least thirty feet (30') back from any property line. Additionally, the setback between the pump islands curb face shall be at least twenty-four feet (24').
5. Dust Control and Drainage. The entire site other than taken up by a building, structure, or plantings shall be surfaced with asphalt, concrete, cobblestone, or paving brick. Plans for surfacing and drainage shall be subject to approval of the City Engineer. Drainage from all fueling areas shall be directed to an oil/grit separator. Minimum design standards for the oil/grit separator shall include the following:

- a. A minimum of four hundred (400) cubic feet of permanent pool storage capacity per acre of drainage area.
 - b. A minimum pool depth of four feet (4').
 - c. A minimum oil containment capacity of eight hundred (800) gallons.
 - d. Minimum maintenance/inspection of two (2) times per year and/or after measurable spill events. A measurable spill shall be defined by the Minnesota Pollution Control Agency (MPCA). Any measurable spill event must be reported to the MPCA.
6. Landscaping.
- a. At least thirty-five percent (35%) of the lot, parcel or tract of land used exclusively for the gas sales facility shall remain as a grass plot, including trees, shrubbery, plantings or fencing and shall be landscaped. Required minimum green area should be emphasized in the front and side yards abutting streets or residential property.
 - b. At the boundaries of the lot, the following landscape area shall be required:
 - 1) From side and rear property lines, an area of not less than ten feet (10') side shall be landscaped in compliance with Section 1020-4 of this Ordinance.
 - 2) From all road rights-of-way, an area of not less than fifteen feet (15') wide shall be landscaped in compliance with Section 1020-4 of this Ordinance.
 - 3) Where lots abut residentially zoned property, a buffer yard of not less than twenty feet (20') wide shall be landscaped and screened in accordance with Section 1020-4 of this Ordinance.
 - 4) The property owner shall be responsible for maintenance of all landscaping, including within the boulevard.
7. Exterior Lighting. The lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with Section 1016-8 of this Ordinance. A comprehensive lighting plan shall be submitted as part of the conditional use permit application, and shall be subject to the following performance standards:

- a. Canopy Lighting. Canopy lighting under the canopy structure shall consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the ceiling of the canopy. Total canopy illumination below the canopy may not exceed one hundred fifteen (115) foot candles at ground level.
 - b. Perimeter Lighting. Lighting at the periphery of the site and building shall be directed downward, and individual lights shall not exceed fifteen (15) foot candles at ground level.
 - c. Illumination. Maximum site illumination shall not exceed four-tenths (0.4) foot candle at ground level when measured at any boundary line with an adjoining residential property or any public property.
 - d. Access. Vehicular access points shall create a minimum of conflict with through traffic movement and shall comply with Chapter 1019 of this Ordinance.
8. Circulation and Loading. The site design shall accommodate adequate turning radius and vertical clearance for a semi-trailer truck. Designated loading areas shall be exclusive of off-street parking stalls and drive aisles. A site plan shall be provided to illustrate adequate turning radius, using appropriate engineering templates.
 9. Parking.
 - a. Parking spaces shall be calculated solely based upon the use(s) and the square footage of the principal building(s).
 - b. Parking spaces shall be screened from abutting residential properties in accordance with Section 1020-5 of this Ordinance.
 10. Noise. Public address system shall not be audible at any property line. Play of music or advertisement from the public address system is prohibited. Noise control shall be required as regulated in Section 1016-12 of this Ordinance.
 11. Outside Storage, Sales and Service. No outside storage or sales shall be allowed, except as follows:
 - a. Public phones may be located on site as long as they do not interrupt on-site traffic circulation, and are not located in a yard abutting residentially zoned property.

- b. Propane sales of twenty (20) pound capacity tanks may be located outside provided the propane tanks are secured in a locker and meets all State Uniform Building and Fire Codes.
 - c. A compressed air service area may be located on site as long as it does not interrupt on-site traffic circulation.
 - d. Accessory outdoor services, sales, or rental as regulated by Section 1080-6.B of this Ordinance.
12. Litter Control. The operation shall be responsible for litter control on the subject property, which is to occur on a daily basis. Trash receptacles shall be provided at a convenient location on site to facilitate litter control.
13. Additional Stipulations. 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 or expanding the conditions set forth herein.
- E. Open and outdoor storage (not outdoor sales lots) as an accessory use provided that:
- 1. The storage area is landscaped and screened from view of neighboring uses, residential zoning districts, and public rights-of-way per Section 1020-5 of this Ordinance.
 - 2. The storage area is fenced in a manner approved by the City.
 - 3. Storage area is blacktopped or concrete surfaced unless specifically approved by the City Council.
 - 4. All lighting shall be in compliance with Section 1016-8 of this Ordinance or other lighting standards in place at the time of project approval.
 - 5. The storage area does not take up parking space as required for conformity to this Ordinance.
 - 6. The property shall not abut property zoned for residential or business use.
 - 7. The storage area is not located in a front yard.
 - 8. The storage area shall not abut a school or a public park.
 - 9. Storage shall not include material considered hazardous under Federal or State Environmental Law.

- F. Open or outdoor service, sale and rental as a principal use, provided that:
1. Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with Section 1020-5 of this Ordinance.
 2. The use does not take up parking space as required for conformity to this Ordinance.
 3. Storage area is blacktopped or concrete surfaced unless specifically approved by the City Council.
 4. All lighting shall be in compliance with Section 1016-8 of this Ordinance or other lighting standards in place at the time of project approval.
- G. Personal wireless service antennas not located on an existing structure or tower as regulated by Chapter 1023 of this Ordinance.
- H. Planned unit development as regulated by Section 1010 of this Ordinance.
- I. Veterinary clinics (with kennels) 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 animal kennel is permitted as a use accessory to the veterinary clinic provided that:
 - a. The number of animals boarded shall not exceed twenty (20).
 - b. An indoor exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. No outdoor exercising of animals shall be permitted.
 - 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 sixty degrees and seventy five (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 nonporous materials or sealed concrete to make it nonporous.
 - 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 Clerk and the conditions of the City Code 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.

1080-5: INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in an I-1 District and require an interim use permit based upon procedures set forth in and regulated by Chapter 1006 of this Ordinance:

- A. Wind energy conversion systems (WECS) as regulated by Chapter 1029 of this Ordinance.

1080-6: USES BY ADMINISTRATIVE PERMIT: Subject to applicable provisions of this Ordinance, the following uses are allowed by administrative permit in an I-1 District based upon procedures set forth in and regulated by Chapter 1008 of this Ordinance:

- A. Essential services, except transmission pipelines and transmission or substation lines in excess of 33kV and up to 100kV, as regulated by Chapter 1026 of this Ordinance.
- B. Open or outdoor sales, rental or display as an accessory use in association with an allowed principal use provided that:
 - 1. The area so occupied shall not exceed thirty percent (30%) of the principal building.
 - 2. No storage or display of merchandise shall be permitted in required rear, side or front yards and shall be limited to the area of the customer entrances.

3. The outdoor sales, rental or display area shall be included in the calculations for parking spaces required for the use and shall not occupy space required for parking as stipulated by Chapter 1019 of this Ordinance, except as may be exempted for cause by the Zoning Administrator.
- C. Other uses of the same general character as those listed as a permitted use in this district.
- D. Personal wireless service antennas located upon an existing structure or tower or temporary mobile tower as regulated by Chapter 1023 of this Ordinance.
- E. Temporary structures as regulated by Chapter 1017 of this Ordinance.

1080-7: LOT REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in an I-1 District subject to additional requirements, exceptions and modifications set forth in this Ordinance:

- A. Minimum Lot Area: Twenty thousand (20,000) square feet.
- B. Minimum Lot Width: One hundred feet (100').
- C. Minimum Setbacks:
 1. Front Yard: Twenty-five feet (25').
 2. Side Yard: Fifteen feet (15') or twenty-five feet (25') on the side yard abutting a public right-of-way or fifty feet (50') if abutting a residential district.
 3. Rear Yard: Twenty-five feet (25') or fifty feet (50') if abutting a residential district.

1080-8: BUILDING HEIGHT: All buildings shall be limited to four (4) stories or forty-five feet (45') in height.

1080-9: IMPERVIOUS SURFACE COVERAGE: In no event shall off-street parking space, structures of any type, or other features cover more than eighty percent (80%) of the lot area resulting in less than twenty percent (20%) pervious landscaped area.