

CHAPTER 1081

I-2, GENERAL INDUSTRIAL DISTRICT

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1081-1: PURPOSE: The purpose of the I-2, General Industrial District is to provide for the establishment of industrial uses of a more intense nature development in areas guided for industrial land use by the Comprehensive Plan.

1081-2: PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in an I-2 District:

- A. Automobile repair – major.
- B. Bottling establishments to include beverages such as soft drinks, milk, etc., but not including hazardous or toxic materials.
- C. Building material sales.
- D. Feed and seed sales.
- E. Greenhouses, nurseries.
- F. Laundry, dry cleaning or dyeing plant.
- G. 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.

- H. 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.
- I. Mass transmit terminals.
- J. Professional offices.
- K. Radio and television stations.
- L. 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.
- M. Truck terminals.
- N. Warehousing and distribution facilities but not including mini self-storage facilities.
- O. Wholesale businesses and offices.

1081-3: PERMITTED ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in an I-2 District:

- A. Fences as regulated by Chapter 1020 of this Ordinance.
- B. Off-street parking and loading as regulated by Chapter 1019 of this Ordinance, including semi-trailer trucks.
- C. Secondary or accessory use antennas and satellite TVROs, as regulated by Chapter 1023 of this Ordinance.
- D. Signs as regulated by Chapter 1024 of this Ordinance.

1081-4: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses in an I-2 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-2 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. Commercial and public radio and television transmitting antennas and public utility microwave antennas, as regulated by Chapter 1023 of this Ordinance.
- C. Concrete product plants, building materials production and similar uses provided that:
 - 1. All applicable Minnesota Pollution Control Agency requirements are satisfactorily met.
 - 2. A drainage system subject to the approval of the City Engineer shall be installed.
 - 3. Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with Section 1020-5 of this Ordinance.
 - 4. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer.
 - 5. Provisions shall be made to control and minimize noise, air and water pollution.
 - 6. All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions.

- D. Crude oil, gasoline or other liquid storage tanks as an accessory use (not including bulk propane at motor fuel stations for providing service to the general public) provided that:
1. All applicable Minnesota Pollution Control Agency requirements are satisfactorily met.
 2. A drainage system subject to the approval of the City Engineer shall be installed.
 3. Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with Section 1020-5 of this Ordinance.
 4. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer.
 5. All crude oil, gasoline or other liquid storage tanks shall be located in the rear yard not less than twenty-five (25) feet from any property boundary lines and setback one hundred fifty (150) feet from any adjoining residential zoning district. No tanks shall be permitted in the front yard or side yard abutting public rights-of-way.
 6. Storage tanks shall be surrounded by twenty-five (25) feet of open area. Storage of any kind is prohibited in said open area, except equipment incidental to the storage tank. Approved parking must be set back ten (10) feet from any storage tank.
 7. Storage tanks shall be set back from existing structures, as outlined in the Fire Code, based on tank size.
 8. Storage tanks shall not interfere with site circulation, including but not limited to, parking, driveway, curb cuts and loading area.
 9. A wire weave/chain link security fence shall be required around all storage tanks. The location of said fence shall be as per the Uniform Fire Code.
 10. Storage sites shall be accessible by service and emergency vehicles.
 11. All filling valves of the storage tanks shall be enclosed and have locking devices.
 12. A warning sign shall be required for every tank and shall be placed in a conspicuous location, directly on the tank indicating a supplier's name, address, phone number, that highly flammable and dangerous material is

stored therein, and that no smoking requirements shall be observed or a sufficient warning to that effect. Said signage may not exceed four (4) square feet nor may it be used for advertising purposes.

13. Provisions are made to control and minimize noise, air and water pollution.
 14. All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions.
- E. 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.
- F. 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 provided that:
1. All applicable Minnesota Pollution Control Agency requirements are satisfactorily met.
 2. A drainage system subject to the approval of the City Engineer shall be installed.
 3. Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with Section 1020-5 of this Ordinance.
 4. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer.
 5. Provisions are made to control and minimize noise, air and water pollution.
 6. Exterior liquid storage tanks shall comply with the standards of Section 1016-13 of this Ordinance.
 7. All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions.

G. 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 1081-6.E 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.
- I. 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. 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.
 - J. Planned unit development as regulated by Chapter 1010 of this Ordinance.
 - K. Refuse/garbage collection 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. Vehicle parking and storage areas are screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with Chapter 1019 of this Ordinance.

4. Vehicle parking/storage areas shall be hard surfaced with a bituminous material with curb and gutter to control dust and shall be screened from view of neighboring uses and public rights-of-way.
 5. The site shall be maintained free of litter and any other undesirable materials and will be cleaned of loose debris on a daily basis.
 6. 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 Chapter 1019 of this Ordinance.
 7. All in bound and out bound trucks and equipment, excluding employees 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.
 8. 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.
 9. Provisions are made to control and minimize noise, air and water pollution.
 10. All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions.
- L. Satellite TVROs greater than two meters (2 m) in diameter as regulated by Chapter 1023 of this Ordinance.
- M. Truck stops 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.
 2. A drainage system subject to the approval of the City Engineer shall be installed.
 3. Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with Section 1020-4 of this Ordinance.
 4. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer.

5. Provisions are made to control and minimize noise, air and water pollution.
6. All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions.

1081-5: INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in an I-2 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.

1081-6: USES BY ADMINISTRATIVE PERMIT: Subject to applicable provisions of this Ordinance, the following uses are allowed by administrative permit in an I-2 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. Outside, above-ground storage facilities for fuels used for heating purposes, or for motor fuel dispensing purposes related to the approved principal use, but not for sale. Such facilities shall be limited to liquefied petroleum and propane gas used for standby heating and to equipment used for dispensing such gaseous fields to vehicles and containers which are used in conjunction with the allowed principal use. The location and design of such facilities for new developments shall be included with the site plan submitted for review and approved as required by this Ordinance. The location and design of such facilities for existing developments in all cases shall be subject to the approval of the Zoning Administrator and the following criteria:
 1. The design, construction, and location of the equipment shall comply with State and City codes including appropriate National Fire Protection Association specifications, Minnesota Uniform Fire Code requirements, and manufacturer's specifications.
 2. An accurate site plan for the development based upon a certified survey, shall be submitted showing to scale the location of the storage equipment, including any fencing and landscaping relating to the safety and screening of the equipment.

3. Solid wall enclosures should not be used to assure that fire hose streams can be directed onto the storage equipment with minimal obstruction.
 4. Equipment must be located so as not to obstruct approved parking spaces, driving aisles, fire lanes, utility easements, or required building ingress or egress points.
 5. No signage shall be permitted, other than required safety information, product identification, product hazards, and operation instructions. For the purpose of this Chapter, "signage" included words, graphics, logos, and symbols.
- C. Other uses of the same general character as those listed as a permitted use in this District.
- D. Personal wireless service antennas including temporary mobile towers, as regulated by Chapter 1023 of this Ordinance.
- E. Sales, rental or display (indoor and outdoor) as an accessory use in association with an allowed principal use provided that:
1. The area so occupied shall not exceed ten percent (10%) 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.
- F. Temporary structures as regulated by Chapter 1017 of this Ordinance.

1081-7: LOT REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in an I-2 District subject to additional requirements, exceptions and modifications set forth in this Ordinance:

- A. Minimum Lot Area: Forty thousand (40,000) square feet.
- B. Minimum Lot Width: One hundred feet (100').

C. Minimum Setbacks:

1. Front: Forty feet (40').
2. Side: Twenty feet (20') or forty feet (40') on the side yard abutting a public right-of-way or fifty feet (50') if abutting a residential district.
3. Rear: Twenty-five feet (25') or fifty feet (50') if abutting a residential district.

1081-8: BUILDING HEIGHT: All buildings shall be limited to four (4) stories or forty-five feet (45') in height.

1081-9: IMPERVIOUS SURFACE COVERAGE: In no event shall off-street parking space, structures of any type, buildings, or other features cover more than eighty percent (80%) of the lot area resulting in less than twenty percent (20%) pervious landscaped area.