

## Section 21 I-1 LIGHT INDUSTRIAL DISTRICT

Intent: The I-1 Industry District provides space for industrial activities involving a minimum degree of refuse by-products and air or noise pollution and requiring a relatively low level of no-premises processing. Several of these activities include secondary commercial functions which are conducted on site.

### Subdivision 1: PERMITTED USES

The following uses shall be permitted within the I-1 Light Industrial District:

1. Assembly plants and manufacturing enterprises that do not cause noxious odors or noises as regulated under Section 17 Subdivision 4.
2. Bottling works.
3. Electric appliances assembly.
4. Highway maintenance shops.
5. Industrial research laboratories.
6. Mail order establishments.
7. Manufacturing, compounding, processing and packaging or treatment of food products, drugs, perfumes, pharmaceuticals, toiletries, and condiments, excluding fish, sauerkraut, vinegar, and yeast.
8. Manufacturing of musical instruments, toys, novelties, rubber or metal stamps.
9. Manufacturing of small electrical parts or neon signs.
10. Newspaper or printing plant.
11. Pulp and paper manufacturing facility.
12. Production of hand crystal, glass art novelties, pottery, figurines, or similar ceramic products using previously pulverized clay.
13. Railway and motor freight depot or trucking terminal (entrances to be not less than fifty (50) feet from any residential district).

14. Rental storage facilities.
15. Warehousing with inside storage.
16. Wholesale greenhouses.
17. Wholesale or distributor storage and distribution of non-hazardous material.

Subdivision 2: CONDITIONAL USES

The following uses require a conditional use permit as provided in Section 8 of this Ordinance:

1. Commercial activities directly relating to a product Produced on site.
2. Commercial activities relating to production systems, structural maintenance programs, or the construction industry.
3. Industrial storage and disposal facility, as herein defined, provided that the same shall be developed, constructed, operated and maintained in accordance with the Minnesota Pollution Control Agency permit applicable county licensing requirements, or any other subsequent state or county directives or regulations having the force of law.
4. Service structures, public or private, designed and used to serve the uses in the surrounding area, such as electric power substation, telephone buildings, deep wells, elevated tanks and similar structures and uses.
5. When an I-1 District fronts on a state highway the following uses may be permitted by a conditional use permit:
  - a. Motels
  - b. Gasoline service stations
  - c. Restaurants or supper clubs
  - d. Drive-in establishments
  - e. Open sales or rental lots.
6. Uses determined by the Planning Commission to be of similar nature to the listed Permitted and Conditional Uses above and found not to be detrimental to the general health and welfare

of the city.

#### Subdivision 3: PERMITTED ACCESSORY USES

1. Restaurants, lunch counters, confectioneries to serve the employees of the district.
2. Off-street parking and off-street loading.
3. Signs.
4. Temporary buildings for construction purposes, for a period not to exceed construction.

#### Subdivision 4: LOT, YARD, AREA AND HEIGHT REQUIREMENTS

1. Lot area regulation:

The city council after considering widths and areas proposed by the builder, shall determine lot area requirements sufficient to allow room for the construction and use of buildings and still conform to this Ordinance. Each proposal shall be referred to the Planning Commission.

2. Front yard regulation:

- a. The front yard setback shall be forty (40) feet. On corner lots, the setback from all street lines shall be forty (40) feet, where this Industrial District is separated from a Residential District by a street, the setback from the street in the Industrial District shall not be less than 100 feet.
- b. The front yard bordering upon a street shall be landscaped and shall not be used for the parking of employees.

3. Side yard regulation:

- a. The side yard setback shall be not less than fifteen (15) feet.
- b. The Industrial District side yard adjacent to a residential boundary line shall provide for a landscaped strip 60 feet in width along such boundary line. A portion of this landscaped strip shall be planted to provide a screen. The governing body may require additional side yard width in these

cases. When such additional width is required, such additional width shall not exceed 100 feet and parking in this area will be permitted.

- c. The side yard bordering upon a street shall be landscaped and shall not be used for the parking of employees.

4. Rear yard regulation:

The rear yard setback shall be a minimum of twenty (20) feet which may be used for parking. If the rear yard of an Industrial District abuts on or is across an alley from a Residential District, the provisions of 3(b) above shall apply.

5. Height regulation:

No building constructed shall be more than forty (40) feet in height.

Subdivision 5: PERFORMANCE STANDARDS

Applicants for a permit to develop any light industrial property (I-1) in the municipality shall be required to submit a complete and accurate statement concerning the specific nature of the use to which the property is to be put. This statement shall include detailed information relative to the control of smoke, odors, noise, vibrations or other effects which may be considered by the governing body or the Planning Commission as detrimental to health, safety, or general welfare. The applicant shall also submit a complete plot plan showing the proposed building or buildings and also the proposed use of the balance of the property. The plan should show waste disposal, water supply, drainage, ingress and egress, landscaping, screening and other pertinent data (including when the City deems necessary, distances from surrounding buildings). The plot plan must be accompanied by a signed authorization from the property owner. The City Council may require any additional information, corrections, or control deemed necessary for the protection of the public.