

CHAPTER 80

I-1, WAREHOUSING INDUSTRIAL DISTRICT

SECTION:

- 01-80-1: Purpose
- 01-80-2: Permitted Uses
- 01-80-3: Permitted Accessory Uses
- 01-80-4: Conditional Uses
- 01-80-5: Interim Uses
- 01-80-6: Uses by Administrative Permit
- 01-80-7: Lot Requirements and Setbacks

01-80-1: PURPOSE: The purpose of the I-1, Warehousing Industrial District is to provide for the establishment of wholesale and retail trade of large volume or bulk commercial items storage and warehousing in areas guided for industrial land use by the Comprehensive Plan. The overall character of the I-1 District is intended to be transitional in nature, thus industrial uses allowed within this District shall be limited to those which can compatibly exist adjacent to commercial and lower intensity activities.

01-80-2: PERMITTED USES: In addition to other permitted uses within this District identified elsewhere in this Article, the following uses are permitted uses in an I-1 District:

- A. Building materials sales.
- B. Cartage and express facilities.
- C. Governmental and public utility buildings and structures.
- D. Office, general.
- E. Outdoor civic events conducted by nonprofit organizations, each such outdoor event being limited to fourteen (14) days in any calendar year.
- F. Radio and television stations.
- G. Sexually oriented uses, principal.
- H. Trade schools.
- I. Transportation terminals.

- J. Warehouses.
- K. Wholesale business and office establishments.

01-80-3: PERMITTED ACCESSORY USES: In addition to other permitted accessory uses in this District identified elsewhere in this Article, the following are permitted accessory uses in an I-1 District:

- A. Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed thirty percent (30%) of the gross floor space of the principal use.
- B. Fences as regulated by Chapter 20 of this Article.
- C. Keeping of animals as regulated by Chapter 22 of this Article.
- D. Off-street parking and loading as regulated by Chapter 19 of this Article, but not including semi-trailer trucks, except in designated loading areas not to exceed four (4) hours.
- E. Secondary or accessory use antennas or satellites as regulated by Chapter 23 of this Article.
- F. Signs as regulated by Chapter 24 of this Article.

01-80-4: CONDITIONAL USES: In addition to other conditional uses in this District identified elsewhere in this Article, 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 5 of this Article. Additionally, 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 01-5-3 and 01-5-4 of this Article.

- A. Accessory, enclosed retail, rental or service activity other than that allowed as a permitted use or conditional use within this Article, provided that:
 - 1. Such use is allowed as a permitted use in a B-1 District.
 - 2. Such use does not constitute more than thirty percent (30%) of the lot area and not more than fifty percent (50%) of the gross floor area of the principal use.
- B. Commercial recreation facilities, provided that:

1. The architectural appearance and function plan of the building and the site shall be designed with a high standard of architectural and aesthetic compatibility with surrounding properties. Building materials, orientation, colors, height, roof design, lighting, signage and site landscaping shall be designed to complement the surrounding industrial properties and demonstrate potential industrial reuse. All sides of the principal and accessory structures are to have essentially the same or a coordinated, harmonious exterior finish treatment.
2. A commercial recreational use shall not be located within a shared tenancy building containing a use classified as an "H" occupancy as defined by Minnesota State Building Code, as may be amended.
3. In multiple occupancy buildings, a material safety data sheet (MSDS) shall be required identifying all materials stored or used in the operation of the tenant businesses. Any change in building tenants shall require that the MSDS be updated and provided to all other tenants in the multi-tenant building.
4. A commercial recreational use in a shared tenancy building shall have its own exterior entrance and exit.
5. Vehicular access points shall create a minimum of conflict with through traffic movement, shall comply with Chapter 19 of this Article and shall be subject to the approval of the City Engineer.
- C. Daycare facilities as a principal or accessory use provided that the use conforms to the provisions of Chapter 25 of this Article.
- D. Essential services involving transmission pipelines and transmission or substation lines in excess of 33kV and up to 100kV, as regulated by Chapter 26 of this Article.
- E. Open and outdoor storage as a principal or accessory use, provided that:
 1. The area is fenced and screened from view of neighboring residential uses or if abutting a residential district in compliance with Section 01-20-5 of this Article.
 2. Storage is screened from view from the public right of way in compliance with Section 01-20-5 of this Article.
 3. Does not take up parking space as required for conformity to this Article.
- F. Open or outdoor service, sale and rental as a principal or accessory use, provided that:

1. Outside services, sales and equipment rental connected with the principal use is limited to thirty percent (30%) of the gross floor area of the principal use.
2. Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with Section 01-20-5 of this Article.
3. The use does not take up parking space as required for conformity to this Article.

G. Personal wireless service antennas not located on an existing structure or tower as regulated by Chapter 23 of this Article.

01-80-5: INTERIM USES: In addition to other interim uses in this District identified elsewhere in this Article, and subject to applicable provisions of this Article, the following are interim uses in the I-1 District and are governed by Chapter 6 of this Article:

A. WECS as regulated by Chapter 29 of this Article.

01-80-6: USES BY ADMINISTRATIVE PERMIT: In addition to other uses identified elsewhere in this Article, and subject to applicable provisions of this Section, performance standards established by this Chapter, and processing requirements of Chapter 8 of this Article, the following are uses allowed in an I-1 District by administrative permit:

- A. Essential services, except transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by Chapter 26 of this Article.
- 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 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 19 of this Article, 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 23 of this Article.
- E. Temporary structures as regulated by Chapter 17 of this Article.

01-80-7: 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 Article:

- A. Minimum Lot Area: Twenty thousand (20,000) square feet.
- B. Minimum Lot Width: One hundred feet (100').
- C. Maximum Impervious Surface: Fifty percent (50%).
- D. Minimum Setbacks:
 - 1. Front Yard: Twenty-five feet (25').
 - 2. Side: 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.
 - 3. Side Yards: Twenty feet (20') on any one side, or thirty feet (30') on the side yard abutting the major street or residentially zoned property.