

CHAPTER 81

I-2, GENERAL INDUSTRIAL DISTRICT

SECTION:

- 01-81-1: Purpose
- 01-81-2: Permitted Uses
- 01-81-3: Permitted Accessory Uses
- 01-81-4: Conditional Uses
- 01-81-5: Interim Uses
- 01-81-6: Uses by Administrative Permit
- 01-81-7: Lot Requirements and Setbacks

01-81-1: PURPOSE: The purpose of the I-2, General Industrial District is to provide for the establishment of warehousing and light industrial development in areas guided for industrial land use by the Comprehensive Plan. The overall character of the I-2 District is intended to have an office/warehouse character, thus industrial uses allowed in this District shall be limited to those which can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses.

01-81-2: PERMITTED USES: In addition to other permitted uses in this District identified elsewhere in this Article, the following are permitted uses in an I-2 District:

- A. Building materials sales.
- B. Cartage and express facilities.
- C. Commercial printing establishments.
- D. Governmental and public utility buildings and structures.
- E. Laboratories.
- F. Manufacturing, compounding, assembly, packaging, treatment, or storage of products and materials except waste.
- G. Minor automobile repair.
- H. Office, general.
- I. Servicing of motor freight vehicles and heavy construction equipment; directly related accessory materials and parts sales for such repair and servicing (not

including new or used vehicle sales); and accessory materials and parts warehousing which is related to and dependent upon such uses, provided that:

1. All servicing of vehicles and equipment shall occur entirely within the principal structure.
 2. To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulate matter.
 3. Storage and use of all flammable materials, including liquids and rags, shall conform with applicable provisions of the Minnesota Uniform Fire Code.
 4. Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City Engineer and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
 5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
 6. **The sale of products other than those specifically mentioned in this subsection F shall be subject to a separate conditional use permit.**
- J. Sexually oriented uses, principal.
- K. Trade schools.
- L. Transportation terminals.
- M. Warehouses.
- N. Wholesale business and office establishments.

01-81-3: PERMITTED ACCESSORY USES: In addition to other permitted accessory uses within this District identified elsewhere in this Article, the following are permitted accessory uses in an I-2 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, including semi-trailer trucks.
- E. Secondary or accessory use antennas and satellite TVROs, as regulated by Chapter 23 of this Article.
- F. Sexually oriented uses-accessory.
- G. Signs as regulated by Chapter 24 of this Article.

01-81-4: CONDITIONAL USES: In addition to other conditional uses within this District identified elsewhere in this Article, 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 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. Animal kennels, provided that:
 - 1. The animal kennel shall be located in a freestanding building.
 - 2. The animal kennel shall be located on a lot at least two (2) acres in size.
 - 3. An exercise area at least one hundred (100) square feet in size shall be provided to accommodate the periodic exercising of animals boarded at the kennel.
 - 4. If an outdoor exercise area is provided, it shall be at least one hundred fifty (150) square feet in size and shall be restricted to the exercising of one animal, on leash, under the control of a handler, in the pet exercise area, at a time.
 - 5. Outdoor exercise areas shall be fenced, not less than six feet (6') in height with an additional at least two foot (2') security arm with an internal orientation set at a thirty (30) degree angle, and shall be of sufficient strength to retain kenneled animals. Said fence shall be located in a side or rear yard and shall provide a complete visual screen from surrounding properties in compliance with Section 01-20-5 of this Article. Said fence shall be set back at least one hundred feet (100') from any side or rear property line.

6. Outdoor exercise areas must be cleaned at least once a day to prevent the accumulation of animal wastes and the spread of disease.
7. 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 and seventy five (75) degrees Fahrenheit.
8. 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.
9. Indoor animal kennel floors and walls shall be made of nonporous materials or sealed concrete to make it nonporous.
10. 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.
11. The appropriate license is obtained from the City Clerk and the conditions of Chapter 22 of this Article are met.
12. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

B. Automobile repair, major provided that:

1. All building materials and construction including those of accessory structures must be in conformance with Section 01-17-4 of this Article.
2. Not less than twenty five percent (25%) of the lot, parcel or tract of land shall remain as landscaped green area according to the approved landscape plan.
3. The entire area other than occupied by buildings or structures or planting shall be surfaced with bituminous material or concrete which will control dust and drainage. The entire area shall have a perimeter curb barrier, a stormwater drainage system and is subject to the approval of the City Engineer.
4. The following minimum requirements shall apply:
 - a. Lot Area: Forty thousand (40,000) square feet.
 - b. Lot Width: One hundred feet (100').

c. Setbacks:

- (1) Front Yard: Thirty feet (30').
- (2) Rear Yard: Thirty feet (30').
- (3) Side Yard: Twenty feet (20') on any one side, or thirty feet (30') on the side yard abutting the major street or residentially zoned property.

5. The hours of operation shall be between seven o'clock (7:00) A.M. and six o'clock (6:00) P.M. Evening hours of operation shall be subject to the approval of the City Council.
 6. All painting must be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust or other particulate matter so that the use shall be in compliance with the State of Minnesota Pollution Control Standards, Minnesota Regulation APC 1-15, as amended.
 7. The emission of odor by a use shall be in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota Regulation APC, as amended.
 8. All flammable materials, including liquids and rags, shall conform with the applicable provisions of the Minnesota Uniform Fire Code.
 9. All outside storage is prohibited. The storage of damaged vehicles, vehicles being repaired and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
 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 and public betterment can be served by modifying the conditions.**
- C. Daycare facilities as a principal use 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 200kV, as regulated by Chapter 26 of this Article.
- E. Satellite TVROs greater than two meters (2 m) in diameter as regulated by Chapter 23 of this Article.

F. Truck stops, as regulated by Chapter 30 of this Article.

G. Truck/car washes (automatic mechanical drive-through only) as an accessory use associated with a truck stop, provided:

1. The accessory car/truck wash must be on the same parcel of record as the truck stop.
2. Magazine or stacking space is constructed to accommodate six (6) vehicles per wash stall and shall be subject to the approval of the City Engineer.
3. Magazine or stacking space must not interfere with on-site circulation patterns or required on-site parking or loading areas.
4. Parking or car/truck magazine storage space shall be screened from view of abutting residential districts in compliance with Section 01-20-5 of this Article.
5. The location and operation of vacuum machines must not interfere with magazines or stacking areas on-site circulation or on-site parking and loading areas.
6. Provisions are made to control and reduce noise and special precautions shall be taken to limit the effects of noise associated with vacuum machines. Additionally, the garage doors must remain closed during the operation of the car/truck wash.
7. Untreated water from the car/truck wash shall not be discharged into the storm sewer. If the water is to be pretreated and discharged into the storm sewer, the pretreatment plans shall be subject to review and approval of the City Engineer and Building Official.

01-81-5: INTERIM USES: In addition to other interim uses within this District identified elsewhere in this Article, and subject to applicable provisions of this Article, the following are interim uses in the I-2 District and are governed by Chapter 6 of this Article:

A. Commercial and public radio and television transmitting antennas, public safety communication antennas and public utility microwave antennas as regulated by Chapter 23 of this Article.

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

01-81-6: USES BY ADMINISTRATIVE PERMIT: In addition to other uses allowed by administrative permit within this District 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-2 District by administrative permit:

- A. Essential services, except transmission pipelines and transmission or substation lines in excess of 33kV and up to 100kV as regulated by Chapter 26 of this Article.**
- 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 Article. 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 must 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 23 of this Article.
- 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 19 of this Article, except as may be exempted for cause by the Zoning Administrator.
- F. Temporary structures as regulated by Chapter 17 of this Article.

01-81-7: LOT REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in a I-2 District subject to additional requirements, exceptions and modifications set forth in this Article:

- A. Minimum Lot Area: Forty thousand (40,000) square feet.
- B. Minimum Lot Width: One hundred feet (100').
- C. Maximum Impervious Surface: Fifty percent (50%).
- D. Minimum Setbacks:
 - 1. Front: 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: Twenty-five feet (25') or fifty feet (50') if abutting a residential district.