

4.4 INDUSTRIAL ZONING DISTRICTS

- A. Purpose. The Industrial Zoning District is intended to provide quality designed buildings or sites for industrial uses that may be suitably located in areas of relatively close proximity to shoreland and non-industrial development. Industries that pose problems such as air, water, or noise pollution will not be permitted in this district.
- B. All new and remodeled development in the Industrial Zoning Districts shall require a design permit and design review according to the regulations in Section 3.5.

4.4.1 Light Industrial (LI)

- A. Purpose: The purpose of the Light Industrial Zoning District is established to provide land to serve industrial, manufacturing, and warehouse needs that provide vital services and increase the tax base of the City. The nature of LI uses prohibits their operation in most other districts in the City.

- B. Permitted Uses:

Such permitted establishments shall include, but are not limited to the following:

1. Light assembly/light manufacturing
2. Auto and truck washes
3. Storage and warehousing within a primary business
4. Carpet cleaning, dry cleaning
5. Custom shop for making articles produced, or products sold at retail on the premises.
6. Laboratory, research, experimental, and testing.
7. Nursery sales or green houses.
8. All fabricating, manufacturing, processing, production, or other industrial use provided the activity shall be undertaken within completely enclosed buildings.
9. Construction contractors, office and storage yards.
10. Printing shops and companies.
11. Storage in bulk, of such materials as building supplies, contracting equipment, furniture, food, fabrics, hardware, or similar goods, when entirely enclosed in building, provided that such permitted storage building shall not store junk, metals, petroleum and other inflammable liquids in above ground tanks, paint, and paint materials, discarded or salvaging material, or be used for wrecking or dismantling of motor vehicles.
12. Essential Services
13. Recreational Facilities
14. Public/Semi-Public Facilities
15. Parks and open space

- C. Conditional Uses:

1. Outdoor storage or sales of materials, equipment or vehicles.
2. Recycling Collection Centers.
3. Mini Storage.
4. Mineral Extraction and Manufacturing according to the regulations in Section 7.5
5. Automobile sales, and service, including body repair.
6. Storage and sale of lumber, brick, stone, provided such use is stored behind a fence of a minimum of eight (8) feet in height with screening, landscaping and berming subject to design review.
7. Adult Establishment as regulated in Section 208.

8. Any other use recommended by the Planning Commission and approved by the City Council to be of the same general character as the permitted or conditionally permitted uses which will not impair the present or future use of surrounding properties.

D. Performance and Architectural Standards:

The following performance standards shall apply to all permitted and conditionally permitted light industrial areas.

1. In determining compliance with the performance standards of this section, the zoning administrator may refer any matter to such governmental agencies or other entities as deemed necessary to obtain their review and comments as to such compliance.
2. **Storage of Materials.** Ancillary and accessory buildings shall be constructed of similar material and design of the primary structure to permit the keeping of articles, goods, or materials, or planted ground cover in the open or exposed to public view. When necessary to store or keep such materials in the open, the area of outdoor storage shall be screened by a fence of no less than eight (8) feet in height, with screening, landscaping and or berming. Such storage shall be limited to the rear two-thirds (2/3) of the lot.
3. **Glare and Heat.** No glare or heat shall be produced in any building in this district which can be detected from a distance of more than fifty (50) feet from the building which it is produced or from the property line, whichever is closer.
4. **Noxious Fumes, Odor, and Air Emissions.** No use or structure shall make, continue, permit or cause to be emitted into the open air any dust, gasses, fumes, vapors, smoke and/or odors with objectionable properties and in such quantities as would be likely to cause discomfort or annoyance to a reasonable person of normal sensibilities that does one or more the following:
 - a. Injures or are sufficient to injure the health or safety of any person or the public;
 - b. creates an obnoxious odor in the atmosphere as recommended by the Planning Commission and determined by the City Council or authorized agent;
 - c. causes damage to property;
 - d. creates a nuisance or hazard by obscuring vision; or produces a deleterious effect upon trees, plants or other forms of vegetation.
5. **Explosive and flammable.** All uses involving the manufacture, storage or use of explosive or flammable materials shall employ best management practices and the provision of adequate safety devices to guard against the hazards of fire and explosion and adequate fire-fighting and fire-suppression devices standard in the industry. The manufacture, storage or use of any explosive or blasting agent as defined in the Uniform Fire Code shall be prohibited.

6. Exterior Lighting. Any light used for exterior illumination shall be directed down and away from adjacent properties.
7. Waste Materials. No waste material shall be washed into the City Storm Sewer. All waste materials must be properly disposed of an approved landfill, or into the City Sanitary Sewer System as governed by the City Sewer use ordinance. Any waste material which is found to be untreatable by the City's wastewater treatment system must be pretreated. All pretreatment systems must be granted a permit by the Minnesota Pollution Control Agency. All solid waste materials, debris, or refuse must be properly contained within an enclosed building or container. Said containers must be stored in racks designed for said purpose.
8. Inspections. In order to assure compliance with the standards set forth above, the council may require the owner or operator of any permitted use to make such investigations and tests as may be required to insure adherence to the standards above. Any needed investigations or tests shall be carried out by an independent testing organization as selected by the City Council after thirty (30) days' notice. The costs incurred in having such investigation or tests shall be borne by the businesses unless such owner/operator is found to be in compliance with the appropriate Ordinance and State and Federal regulations.
9. Architectural Standards: It is in the best interest of the City to promote high standards of architecture design and compatibility with surrounding structures and neighborhoods.
 - a. Front facades must be composed of at least 75 percent of Class 1 or 2 materials, with at least 25 percent of Class 1 material on the total façade. Side and rear facades visible to public right-of-ways, parks, or residential property must be composed of as least 25 percent of Class 1 or 2. Side and rear facades not visible from public right-of-way, parks, residential property or district may use any combination of Class 1, 2, or 3 materials.

Classes of Material		
Class 1	Class 2	Class 3
<ul style="list-style-type: none"> ▪ Brick ▪ Natural Stone ▪ Glass ▪ Seamless metal panels ▪ Other materials not listed elsewhere as approved by the City Administrative 	<ul style="list-style-type: none"> ▪ Masonry Stucco ▪ Decorative Concrete Block ▪ Decorative Concrete Panels ▪ Tile ▪ Other materials not listed elsewhere as approved by the City Administrative 	<ul style="list-style-type: none"> ▪ Industrial grade concrete panels ▪ Smooth concrete ▪ Scored concrete ▪ Ceramic ▪ Wood ▪ Aluminum or vinyl Siding ▪ Other materials not listed elsewhere as approved by the City Administrative

10. All rooftop or ground mounted mechanical equipment, satellite dish antennas, and exterior trash storage areas shall be screened with materials compatible with the principal structure.
11. Accessory structures, either attached or detached from the primary structure, shall be constructed of identical materials, style, quality, and appearance as the principal structure.
12. Screen walls, and exposed areas of retaining walls shall be of similar

type, quality, and appearance as the principal structure.

13. Landscape requirement to be 2% of the building value.

E. Lot Requirements and Setbacks:

The following minimum requirements shall be observed in the Light Industrial district subject to additional requirements and modifications set forth in this ordinance.

Minimum Lot Area	1.5 Acres
Lot Width	150 feet
Setbacks – Public Right of Way	35 feet
Setbacks – Side	25 feet
Setbacks – Rear Yard	25 feet 50 feet from residential property
Maximum Impervious Surface	70%

4.4.2 Office Park Industrial (OPI)

- A. Provide a location for high quality design office type research and development master planned district.
- B. Permitted Uses:
 - 1. Business, professional and medical offices, supplies and services.
 - 2. Administrative office for financial, insurance and real estate institutions (not for sales operations)
 - 3. Research and Development facilities.
 - 4. Essential Services
 - 5. Public/Semi-Public facilities
 - 6. Parks and open space.
- C. Conditional Uses:
 - 1. Light manufacturing/offices of medical, computer, or scientific products.
 - 2. Wholesale trade.
 - 3. Medical clinics.
 - 4. Light fabrication of computer components or equipment.
 - 5. Use as recommended by the Planning Commission and approved by the City Council to be of the same general character as the permitted or conditionally permitted use.
- D. Performance and Architectural Standards:
 - 1. Maximum height of building:
 - Principle structure – 3 stories, but no more than 40 feet
 - 2. Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3

Classes of Material		
Class 1	Class 2	Class 3
<ul style="list-style-type: none"> ▪ Brick ▪ Natural Stone ▪ Glass ▪ Seamless metal panels ▪ Other materials not listed elsewhere as approved by the City Administrative 	<ul style="list-style-type: none"> ▪ Masonry Stucco ▪ Decorative Concrete Block ▪ Decorative Concrete Panels ▪ Tile ▪ Other materials not listed elsewhere as approved by the City Administrative 	<ul style="list-style-type: none"> ▪ Industrial grade concrete panels ▪ Smooth concrete ▪ Scored concrete ▪ Ceramic ▪ Wood ▪ Aluminum or vinyl Siding ▪ Other materials not listed elsewhere as approved by the City Administrative

E. Lot Requirements and Setbacks:

The following minimum requirements shall be observed in the OPI district subject to additional requirements and modifications set forth in this ordinance.

Minimum Lot Area	2 Acres
Lot Width	200 feet
Setbacks – Public Right of Way	50 feet
Setbacks – Side	25 feet 50 feet from residential property
Setbacks – Rear Yard	25 feet 50 feet from residential property
Maximum Impervious Surface	70%

(Adopted: January 2000. Amended: October 2000, April 2005, October 2006, November 2008, January 2012)