

SECTION 17
"I-1" GENERAL INDUSTRIAL DISTRICT

Subdivision 1: INTENT

It is the intent of this district to provide for and allow a wide range of industrial, warehousing and bulk commercial activities.

Subdivision 2: PERMITTED USES

1. Building materials, storage yards, and lumber yards with fencing and screening to ensure that outside storage is not visible from offsite.
2. Wholesale businesses (excluding petroleum, toxic chemicals and flammable chemicals).
3. Mini-storage.
4. Warehousing.
5. Machine shops, public and private garages.
6. Public utility and service buildings.
7. Contractor's equipment and storage yards with fencing and screening to ensure that outside storage is not visible from offsite.
8. Equipment and tool rental
9. Printing facilities
10. Wholesale lens grinding
11. Bottling works and distributors

Subdivision 3: PERMITTED ACCESSORY USES

1. Open and outdoor storage when fully enclosed by fencing and screening.
2. Offices accessory to a principal use.
3. Residences when on the same parcel as the principal use and occupied by an individual employed by the principal use.
4. Fences as regulated under Section 6.
5. Off-street parking and loading regulated under Section 7.
6. Signs as regulated under Section 8.
7. Oil Recycling Center (with approval of Zoning Administrator.)

Subdivision 4: CONDITIONAL USES

The following uses require a Conditional Use Permit based on the procedures set forth in Section 22 of this Ordinance:

1. Any use listed as a permitted or conditional use in the B-2 Highway Business District.
2. Any use which will potentially create noise, odor, dust, smoke, or gas; such use shall be required to meet all requirements established by the Minnesota Pollution Control Agency.
3. Manufacturing of cement, concrete, lime, gypsum or plaster.
4. Distillation of bone, coal, tar, petroleum, refuse, grain or wood.
5. Explosive manufacture or storage.

6. Fertilizer manufacturing, compose or storage.
7. Garbage, offal, dead animals, refuse, rancid fats, incineration, glue manufacturing, size or relative manufacturing where the processes include the refining or recovery of products from animal refuse or offal.
8. Livestock feeding yards, slaughtering of animals or stockyards.
9. Petroleum or asphalt refining, manufacturing or storage.
10. Smelting or refining of metals from ores.
11. Steam and board hammers and forging presses.
12. Storing, curing and tanning of raw, green or salted hide or skins.
13. Corrosive acid manufacturing or bulk storage thereof.
14. Automobile Recycling yards.
15. Grain elevators and storage subject to height restrictions set forth as part of the conditional use permit.
16. Bulk storage of gas, hazardous waste, hazardous chemicals, or explosives.
17. Mining or excavation of soils
18. Towers and Antennas as regulated under Section 9.
19. Light manufacturing, including plastic injection molds, precision machine parts, progressive dyes, jigs and fixtures

or customized machine parts and other light manufacturing of products or materials.

20. Uses the City Council determines to be substantially similar to those listed in this zoning district and not detrimental to the City's general health and welfare.

Subdivision 5: LOT, YARD, AREA AND HEIGHT REQUIREMENTS

1. Setbacks.
 - A. Front Yard Setback. The front yard setback must be at least thirty (30) feet.
 - B. Side Yard Setback. The side yard setback must be at least ten (10) feet, except that the side yard setback on corner lots must be at least thirty (30) feet.
 - C. Rear Yard Setback. The rear yard setback must be at least ten (10) feet.
 - D. Setbacks from Residential Property, Churches and Schools. The setback from all residentially zoned property, churches and schools must be at least 40 feet. This setback area must be landscaped and may not be used for parking, loading or driveways.
2. Building Height. Commercial structures may exceed fifty-five (55) feet in height.
3. Floor-area-ratio. The floor-area-ratio may not exceed .60, which means not more than 60% of the lot area may be used for floor areas of all buildings on the lot.
4. Exterior Finish. All new construction and alterations to an existing building or structure must meet the

following requirements. Steel is acceptable provided the lower eight (8) feet of the building's face (excluding windows and doors) consists of a material other than steel or corrugated metal.

Subdivision 6: SITE PLAN - CERTIFICATE OF SURVEY.

Prior to the issuance of a building permit for any building within an I-1 District a site plan for the property must be approved by following the site plan review process. The City Clerk must receive completed applications, including twenty (20) copies 11"x17" and six (6) full size (approx. 22"x34") copies, if applicable, of the site plan/certificate of survey at least ten (10) business days prior to the Planning Commission's next scheduled meeting. The site plan must contain at a minimum the following:

1. The current and proposed use of the property;
2. A Certificate of Survey;
3. All structures and their dimensions and location;
4. Location of waste facilities including measures used for enclosure and screening (See Section 5 Subd. 3);
5. Location of the water supply and utilities;
6. Elevations and drainage facilities;
7. Streets and ingress and egress;
8. Parking (including typical size and locations of handicap spaces) and loading areas (See Section 7);
9. Landscaping (including features and types of materials to be used) (See Section 5 Subd. 3);
10. Screening and fences (including types and heights of fencing) (See Section 6);

11. Lighting locations and types of fixtures (See Section 5 Subd. 6)
12. Location and size of signs (See Section 8);
13. Distances to surrounding buildings, and surrounding land uses; and
14. Any other information deemed necessary by the Zoning Administrator or Planning Commission.

As part of the site plan review and approval the Planning Commission may recommend and the City Council may, on the recommendation of the Planning Commission or on its own, require that changes be made to a site plan. Such changes may include, without limitation, limiting the size and number of street accesses, requiring fencing or screening, requiring changes to the landscape plan, requiring alterations of the location and types of lighting and signage, altering parking lot design and layout, altering building layout, and other alterations and adjustments to ensure a design which is in conformance with this Ordinance and is in the best interest of the City.

Subdivision 7: PERFORMANCE BOND.

To ensure site plan improvements, including without limitation landscaping and waste enclosures, are completed in accordance with the approved site plan, a performance bond or other approved security in the amount deemed sufficient by the City Council will be required to be deposited with the City before the issuance of a building permit for the project.

Sections 17 "I-1" General Industrial District, Subd. 6 Site Plan-Certificate of Survey was amended by Ordinance Number 399 adopted August 9, 2011 and published May 22, 2012.

Section 17 "I-1" General Industrial District, Subd 3 of the Zoning Ordinance Number 319 was amended by Ordinance Number 401 inserting 7. Oil Recycling Center and renumbering as appropriate, adopted March 6, 2012 and published April 17, 2012.

Section 17 "I-1" General Industrial District, Subd 6 Site Plan – Certificate of Survey of the Zoning Ordinance was amended by Ordinance Number 492 adopted February 4, 2025, and published February 11, 2025.