

SECTION 18
"I-2" PLANNED INDUSTRIAL PARK DISTRICT

Subdivision 1: INTENT

It is the intent of this district to provide for and allow industrial, warehousing and bulk commercial activities with certain conditions, covenants, restrictions, reservations and easements being placed on development within this district.

Subdivision 2: PERMITTED USES

1. Bottling establishments.
2. Building material, sales and storage provided all product is fully enclosed by fencing or screening.
3. Broadcasting, antennas, television and radio.
4. Camera and photographic supplies manufacturing.
5. Cartage and express facilities.
6. Stationary, bookbinding and other types of manufacturing of paper and related products, but not processing of raw materials for paper production.
7. Printing (non-retail)
8. Governmental use.
9. Engraving, printing and publishing.
10. Jewelry manufacturing.
11. Medical, dental and optical laboratories.
12. Railroad right of ways.
13. Storage and warehousing, including mini-storage.

14. Electrical service shops.
15. Adult Use Establishments with a minimum separation of 250 lineal feet from any other Adult Use Establishment and 1,000 lineal feet from any hotel, motel, nursing care home, housing for the elderly, day care facility, church, school, and any residentially zoned property. Adult Use Establishments shall only be allowed in I-2 Planned Industrial Park Districts.

Subdivision 3: PERMITTED ACCESSORY USES

1. All permitted accessory uses in the "I-1" Industrial District

Subdivision 4: CONDITIONAL USES

1. Electric light or power generating stations.
2. Electronic products manufacture.
3. Meat or poultry processing plants.
4. Bulk gas storage.
5. Any manufacturing, production, processing, wholesale, retail, cleaning, storage, servicing, repair and testing of materials, goods or products providing no noxious or offensive trade or activity may be carried on, nor may anything be done thereon which may be or become an annoyance or a nuisance or constitute a hazardous or dangerous condition or activity to the City of Foley by reason of unsightliness or excessive emission of odors, dust, fumes, smoke, or noise, vibrations or otherwise.
6. 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 twenty (20) feet.
 - C. Rear Yard Setback. The rear yard setback must be at least twenty (20) 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 not 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. Steel and corrugated metal is permitted.

Subdivision 6: OPEN STORAGE

1. Outdoor Storage and Open Sales Prohibited. Except as provided for in this Subdivision, outdoor storage and open sales are prohibited.

2. Exception to Prohibition. The following may be permitted for outdoor storage after review and approval by the City as provided for in this Subdivision:
 - A. Currently licensed vehicles used by the business for transport or manufactured or serviced by the business (not including junked vehicles);
 - B. Heavy machinery mounted on wheels; and
 - C. Movable finished products mounted on wheels.
3. Review and Approval Required for Exception to Apply. The above exempt outdoor storage will only be permitted if approved by the City Council after review and recommendation by the Planning Commission. In any case, the area used for such storage must be screened from view from outside the premises by a fence of a minimum height of six (6) feet, with the maximum height to be determined by the City. Under no circumstances will open or outside storage be allowed within the setback areas.

Subdivision 7: SITE PLAN - CERTIFICATE OF SURVEY

Prior to the issuance of a building permit for any building within an I-2 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. All structures and their dimensions and location;

3. Location of waste facilities including measures used for enclosure and screening (See Section 5 Subd. 3);
4. Location of the water supply and utilities;
5. Elevations and drainage facilities (including storm sewers and ponds);
6. Streets and ingress and egress;
7. Parking (including typical size and locations of handicap spaces) and loading areas (See Section 7);
8. Landscaping (including features and types of materials to be used) (See Section 5 Subd. 3);
9. Screening and fences (including types and heights of fencing) (See Section 6);
10. Lighting locations and types of fixtures (See Section 5 Subd. 6)
11. Location and size of signs (See Section 8);
12. Distances to surrounding buildings and surrounding land uses;
13. Certificate of Survey; 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 8: 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 18 "I-2" Planned Industrial Park District, Subd. 7 Site Plan - Certificate of Survey was amended by Ordinance Number 399 adopted August 9, 2011 and published May 22, 2012.

Sections 18 "I-2" Planned Industrial Park District, Subd. 7 Site Plan - Certificate of Survey was amended by Ordinance Number 492 adopted February 4, 2025, and published February 11, 2025.