

1001.20 I-1, INDUSTRIAL DISTRICT

Subd. 1. Purpose. It is the intent of the I-1, Industrial District to allow for industrial operations with high standards for site development and use performance. Permitted and conditional uses shall be compatible with the character of development in proximate areas. The development types and locational criteria of the I-1 District shall be as set forth in the comprehensive plan.

¹⁸**Subd. 2. Permitted Uses.** The following are permitted uses within an I-1 District:

- A. Commercial recreation (indoor)
- B. Any manufacturing, production, processing, cleaning, storage, servicing, repair or testing of materials, goods, or products that is wholly contained within the building and which meets and maintains all environmental standards established by the State of Minnesota Pollution Control Agency.
- C. Printing services.
- D. Sexually Oriented Uses – accessory.
- E. Warehousing.
- F. Microdistilleries with tasting rooms. (Ordinance 2015-01, adopted February 24, 2015)
- G. Small breweries with tap rooms. (Ordinance 2015-01, adopted February 24, 2015)

Subd. 3. Interim Uses. Subject to applicable provisions of this Chapter, the following are interim uses in an I-1 District and are governed by this Chapter.

- ^{18,30} A. Wind Energy Conversion Systems (WECS) as regulated by Section 1001.09, Subd. 21 of this Chapter.

Subd. 4. Accessory Uses. The following are permitted accessory uses within an I-1 District:

- A. All secondary uses customarily incident to the permitted or conditional uses listed.

- B. Off-street parking and loading as herein regulated.
- C. Signs as herein regulated.
- ³⁷D. Accessory solar energy systems (roof mounted) as provided for by Section 1001.09, Subd. 21.B of this Chapter.

Subd. 5. Conditional Uses. The following are conditional uses in an I-1 District. (Requires a conditional use permit based upon procedures set forth in and regulated by this Chapter.)

- A. Any permitted or accessory industrial use not conducted within a building including storage of materials, products and vehicles provided that:
 - 1. The storage area is landscaped, fenced, and screened from view of neighboring uses and abutting Residential Districts.
 - 2. Storage is landscaped and screened from view from the public right-of-way.
 - 3. Storage area is blacktopped or concrete surfaced.
 - 4. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences.
 - 5. The storage area does not take up parking space or loading space as required for conformity to this Chapter.
 - 6. The provisions of Section 1001.03 of this Chapter are considered and determined to be satisfied.
- B. Multiple principal use buildings on one lot.
- C. Outdoor sales and display (maximum of five (5) percent gross land area).
- D. Public garages.
- E. Retail and service establishments accessory to a permitted or conditionally permitted principal use, and providing goods and services which are primarily for the use of persons employed in the district provided that:
 - 1. Such use is allowed as a permitted use in a Commercial District.

2. Such use does not constitute more than fifty (50) percent of the gross floor area of the principal building.
3. Adequate off-street parking and off-street loading in compliance with Section 1001.05 of this Chapter is provided.
4. All signing and informational or visual communication devices shall be in conformance with the provisions of Section 1001.08 of this Chapter.
5. The provisions of Section 1001.03 of this Chapter are considered and determined to be satisfied.
6. Residential structures and related residential uses necessary for security and safety reasons in relation to a principal use.
7. The proposed use complies with the performance standards outlined in Section 1001.09 and all other applicable provisions of this chapter.
8. The provisions of Section 1001.03 of this Chapter are considered and determined to be satisfied.

¹⁸F. Recycling processing center.

³⁷G. Accessory solar energy systems (ground mounted) as provided for by Section 1001.09, Subd. 21.B of this Chapter.

H. Breweries with or without taprooms. (Ordinance 2015-01, adopted February 24, 2015)

I. Distilleries with or without tasting rooms. (Ordinance 2015-01, adopted February 24, 2015)

Subd. 6. 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 Chapter.

A. Lot Area Requirements:

1. Lot Area: Not less than two (2) acres.
2. Lot Width: Not less than one hundred fifty (150) feet.
3. Lot Depth: Not less than one hundred fifty (150) feet.

B. Principal Structure Setback Requirements:

1. Front Yard: Not less than thirty-five (35) feet. (Ordinance 2015-01, adopted February 24, 2015)

2. Side Yard:

a. To other commercial district: Not less than twenty-five (25) feet.

b. To any residence district: Not less than seventy-five (75) feet.

3. Rear Yard:

a. To other commercial district: Not less than thirty-five (35) feet.

b. To any residence district: Not less than seventy-five (75) feet.

⁷**Subd. 7. Lot Coverage and Height.** The following lot coverage and height requirements shall be observed in an I-1 District.

A. Maximum Lot Coverage by All Structures: Fifty (50) percent.

B. Landscaping. All lots in the I-1 District shall have not less than twenty-five (25) percent of the lot area dedicated to landscaped green area in compliance with Section 1001.09, Subd. 3 of this Chapter.

C. All principal structures shall be limited to a maximum height of four (4) stories or forty-eight (48) feet.