

*Subd. 14. I-1 Limited Industrial District.*

**A. Purpose.** The purpose of the I-1 Limited Industrial District is to provide for the establishment of a variety of warehousing, manufacturing and light industrial uses, including large volume truck-oriented uses.

**B. Permitted uses.**

1. Adult establishments.
2. Commercial recreation—Indoor; an indoor firearms shooting range shall be subject to the regulations thereof elsewhere in this Code.
3. Freestanding satellite dishes, subject to the regulations thereof elsewhere in this chapter.
4. Ice, cold storage plants, bottling works.
5. Machine and welding shops.
6. Motor vehicle repair—Major.
7. Offices.
8. Processing, fabrication, storage or manufacturing light materials; brewery or microdistillery; or wholesaling operation or service.
9. Public utility tower mounted antennae, subject to the regulations thereof elsewhere in this chapter.
10. Radio and television facilities.
11. Research laboratories.
12. Restaurants—Full service and casual.
13. Technical and vocational schools.
14. Warehousing and wholesaling and related sales or showrooms.

**C. Conditional uses.**

1. Amusement centers.
2. Car or truck washes.
3. Coffee kiosks, subject to the regulations thereof elsewhere in this chapter.
4. Contractors' yards.
5. Freestanding tower or wind energy conversion systems, subject to the regulations thereof elsewhere in this chapter.
6. Fuel storage tanks, located above ground, subject to the outdoor storage regulations in this chapter.
7. Kennels with outside runs and subject to the regulations in [chapter 6](#).
8. Motor fuel sales—Class II.
9. Off-site off-street parking and off-site outdoor storage, subject to the regulations thereof in this Code.
10. On-sale liquor, 3.2 beer or wine; on-sale malt liquor in conjunction with a brewer taproom; on-sale distilled spirits in conjunction with a microdistillery cocktail room; off-sale malt liquor from the

premises of and in conjunction with a brewery; or off-sale distilled spirits in conjunction with a microdistillery.

11. Outdoor storage when conducted by an occupant of the principal building, subject to regulations thereof elsewhere in this chapter.

12. Rental lots.

13. Sales yards for building materials when conducted by an occupant of the principal building, subject to regulations thereof elsewhere in this chapter.

14. Sales and service for trucks.

15. Seasonal outdoor sales, subject to the regulations thereof elsewhere in this chapter.

16. Truckstops.

17. Truck terminals.

18. Waste facilities, subject to the regulations in [chapter 6](#).

19. Retail sales of any product, goods or material produced at or directly related to the principle use permitted under this subdivision, provided the following conditions are met:

- a. The retail sales are subordinate to the principle use.
- b. The gross floor area used for the retail sales is more than 20 percent but not more than 30 percent of the total gross floor area of the principle building if a single user/occupant or of the principle user's occupied space if within a multiple-user structure.
- c. The retail sales are owned and operated solely by the principle user/occupant of the subject site.
- d. The site can accommodate the minimum parking requirement for both the retail and principle use components as set forth elsewhere in this chapter.

20. Commercial yard waste recycling and composting facility, provided the following conditions are met:

- a. The parcel shall not be less than ten acres or no more than 12.5 acres in size.
- b. Access into the parcel shall be solely from a state or county public right-of-way.
- c. The yard waste recycling and composting operations shall be conducted by a retail/wholesale garden or greenhouse operator as a component of its retail/wholesale operations.
- d. The facility shall be open to the public for disposal of yard waste for recycling and composting and any fee charge for the disposal shall be reasonable.
- e. The facility may recycle and compost only the following materials: grass, leaves, soft plant material, sod, soil, used wood mulch, brush, logs, used concrete, gravel stone and rock; no other waste materials shall be accepted or stored on the parcel.
- f. The operator of the yard waste recycling and composting facility may sell at retail or wholesale bulk landscape materials and live trees, bushes and plants as a subordinate, not primary or exclusive, use on the parcel, subject to the storage conditions set forth by the permit.
- g. A plan shall be submitted addressing yard waste de-bagging, feed material stockpiling, dry/wet material ratios in windrow construction, windrow turning schedules, and process controls and performance standards. Reasonable environmental performance standards stated as conditions may be imposed that address environmental or land use impacts from the items in the plan. The owner shall incorporate all such conditions into its operations plan for the facility.
- h. The de-bagging area shall be fenced to prevent the spread of litter and other debris.

- i. The operator of the yard waste recycling and composting facility may grind and process received trees and brush waste into wood mulch and may conduct soil blending and processing, subject to the scheduled hours of operation set forth in the permit so as not to cause noise impacts that would constitute a public nuisance.
- j. The site shall be landscaped in order to screen the activities and any storage as permitted under the permit from any public right-of-way.
- k. The site shall be kept free of litter and debris and maintained in a neat and orderly manner. Fencing may be required to prevent the spread of litter.
- l. Storm water management plans shall be submitted and approved by the city's public works director.
- m. Sanitary sewer shall conform to the city's requirements for any sanitary waste facilities on the property.
- n. Noise abatement techniques shall be utilized to meet MPCA noise standards. Said abatement techniques may include, but not be limited to, requiring enclosures of equipment, use of noise absorbing materials, increased setbacks and/or landscaping, and limiting operational hours.
- o. Supplemental watering of outdoor composting shall occur as necessary to prevent particulate emission. Turning of windrows shall be restricted during periods of high winds to prevent particulate emissions.
- p. Odors shall be controlled, as necessary, to prevent objectionable odors at the property line consistent with MPCA standards and regulations.

#### **D. Permitted accessory uses.**

- 1. Building mounted antenna or satellite dishes, subject to the regulations thereof elsewhere in this chapter.
- 2. Car or truck wash consisting of a single wash bay, when serving only the principal use and not serving the general public.
- 3. Temporary outdoor event, subject to regulations thereof elsewhere in this chapter.
- 4. An outdoor dining area in conjunction with a full service or casual restaurant or an outdoor patio in conjunction with a brewer taproom or microdistillery cocktail room, except an outdoor dining area or patio that does not meet the special use setback from a residential property or that provides seating for more than 24 persons is subject to a conditional use permit or planned development approval as applicable, and any outdoor dining area or outdoor patio shall be subject to the regulations thereof of outdoor dining area set forth elsewhere in this chapter.
- 5. Retail sales of product, goods or material produced at or directly related to the principle use on site, subject to the following:
  - a. The retail sales are subordinate to the principle use.
  - b. The gross floor area used for the retail sales is not more than 20 percent of the total gross floor area of the principle building if a single user/occupant or of the principle user's occupied space if within a multiple-user structure.
  - c. The retail sales are owned and operated solely by the principle user/occupant of the subject site.

#### **E. Bulk standards (minimum unless noted).**

Lot Area	0.5 acre
Lot Width	100 feet
Setback From Public Right-of-way	40 feet
Side Yard Setback	20 feet
Rear Yard Setback	20 feet
Structure Height (max.)	40 feet
Building and outdoor storage setback adjacent to properties guided* for residential use when properties directly abut each other	100 feet
Building and outdoor storage setback adjacent to properties guided* for residential or public use when properties are separated by a street, or when directly abutting property guided P, Park and PF, Public Facilities	50 feet
Building Coverage (max.)	35 percent
Green Space	25 percent

\* Land use guide designation per city's Comprehensive Guide Plan.

**F. Additional setbacks.** The following shall be the minimum required building setback along any interstate or state highway, major thoroughfare or minor thoroughfare, either existing or proposed as shown on the current Functional Classification Plan:

THOROUGHFARE	RIGHT-OF-WAY WIDTH	MINIMUM SETBACK
Major Thoroughfare (Principal and A Minor Arterials)	150 feet	50 feet or 125 feet from right-of-way centerline, whichever is greater
Major Thoroughfare (B Minor Arterials)	100 feet	50 feet or 100 feet from right-of-way centerline, whichever is greater
Minor Thoroughfare (Major and Minor Collectors)	80 feet	40 feet or 80 feet from right-of-way centerline, whichever is greater