

LIMITED INDUSTRIAL DISTRICT

§ 155.200 PURPOSE.

Limited industrial districts are areas which because of availability to thoroughfares, suitable topography and isolation from housing areas, are appropriate for manufacturing, warehousing and similar industrial uses having a minimum of nuisance characteristics.

('81 Code, § A1-41) (Ord. 291, passed 4-21-83)

§ 155.201 PERMITTED USES.

Within any I-1 district, no structure or land shall be used, except for one or more of the following uses or uses deemed similar by the City Council:

- (A) Conducting a process, fabrication, storage, manufacturing or wholesaling operation;
- (B) Auto, marine, truck storage completely within a building;
- (C) Contractor's office, outdoor storage subject to conditional use;
- (D) Ice, cold storage plants, bottling works, outdoor storage subject to conditional use;
- (E) Restaurants, Class I only;
- (F) Research laboratories;
- (G) Trade school;
- (H) Warehouse;
- (I) Offices;
- (J) Animal clinics, outdoor pens subject to conditional use; and
- (K) Major automobile repair and auto body shop, outdoor storage subject to conditional use.

('81 Code, § A1-41) (Ord. 291, passed 4-21-83)

§ 155.202 PERFORMANCE STANDARDS.

The manufacture, compounding, processing, packaging, treatment, assembly or storage of any products or materials is permitted in the I-1 district provided the use is not listed as a specific use permitted by right or conditional use in the I-2 district. Applicants for building permits in the I-1 district shall submit evidences as may be required by the building inspector to ensure compliance with the performance standards. Should the building inspector have any doubt as to the ability of any proposed use to meet the required standards, the matter shall be referred to the Planning Commission which shall make a recommendation to the City Council to grant or deny the application.

('81 Code, § A1-41) (Ord. 291, passed 4-21-83)

§ 155.203 CONDITIONAL USES.

Within any I-1 district, no structure or land shall be used for the following uses or uses deemed similar by the City Council, except by conditional use permit:

- (A) Motor fuel sales, including minor auto repair facilities or car wash;
- (B) Truck and freight terminals and maintenance garages;
- (C) Outdoor storage of vehicles or materials on open sales lot;
- (D) Explosives, including all activities involving the storage, utilization or manufacture of materials or products such as TNT or dynamite which could decompose by detonation;
- (E) Animal kennels with outside pens;
- (F) Truck stops;
- (G) Rental lots;
- (H) Sales yards for building materials;
- (I) Outdoor research or testing facilities; and
- (J) Churches, unless a compelling governmental interest to restrict same is found relating to the following or similar criteria:
 - (1) When located within a multi-tenant building, a finding that occupancy of more than 50% of the total floor area by combined church uses has an adverse effect upon the remaining occupants;
 - (2) When located within a multi-tenant building, a finding that the number of parking stalls and the time at which they are needed by the church use(s) has an adverse effect by conflicting with the parking needs of the other building occupants;
 - (3) When located as a free-standing facility, a finding that the church use has an adverse effect upon the adjacent and surrounding occupied properties;
 - (4) Churches located under this section shall not be entitled to “sensitive land use” status for the purposes of determining a separation distance from regulated land uses which otherwise require such a separation.
- (K) Towers as regulated in § [155.385](#).
- (L) Child care centers, subject to the following conditions:
 - (1) All child care centers shall be licensed by the State of Minnesota, and shall provide proof of licensure prior to issuance of a certificate of occupancy.
 - (2) A child care center shall not be conducted in a stand-alone building.
 - (3) A child care center shall not exceed more than 50% of the total building footprint.

(4) Applicants requesting a conditional use permit for a child care center shall provide the following for review and approval by the city:

(a) A site plan, indicating the location of the center, outdoor play areas, garbage receptacles, and similar site characteristics.

(b) A list of tenants within the building and neighboring buildings, to ensure the uses are compatible with the proposed child care center.

(c) A dimensioned floor plan for both the center and the multi-tenant building, indicating the child care center is 50% or less than the total building footprint.

(d) A traffic plan indicating peak hours of traffic generation, and a plan to minimize traffic conflicts between the building tenants.

(e) Hours of operation.

('81 Code, § A1-41) (Ord. 291, passed 4-21-83; Am. Ord. 617, passed 6-27-96; Am. Ord. 760, passed 10-14-04; Am. Ord. 806, passed 3-22-07)

§ 155.204 PERMITTED ACCESSORY USES.

Within any I-1 district, the following uses or uses deemed similar by the City Council shall be permitted:

(A) Off-street parking, storage garage and buildings and loading as regulated in this chapter;

(B) Buildings, trailers, unscreened trash dumpsters, or portable storage units temporarily located on the subject lot only for the purposes of construction on the premises for a period of time not to exceed time necessary for such construction. Trash dumpsters shall be removed from the subject lot when full;

(C) Essential public service facilities; and

(D) Essential security and safety facilities as approved by the City Council.

(E) Outdoor dining area, subject to the regulations set forth in this chapter.

('81 Code, § A1-41) (Ord. 291, passed 4-21-83; Am. Ord. 760, passed 10-14-04; Am. Ord. 794, passed 8-24-06)

§ 155.205 ADDITIONAL LOT REQUIREMENTS.

(A) Whenever an I-1 district abuts an R district or an M district, a fence or compact evergreen hedge, not less than 50% opaque nor less than six feet in height, except adjacent to a street, shall be erected and maintained along the side and rear property lines that abut the R or M district.

(B) Loading docks shall not be permitted along the particular side of a building which faces a public street.

('81 Code, § A1-41) (Ord. 291, passed 4-21-83)