

SECTION 1105.12 I-2 GENERAL INDUSTRIAL DISTRICT.

1105.12 SUBD. 1. PURPOSE.

It is the intent of the I-2 General Industrial District to provide areas suitable for the location of general industrial activities which have adequate and convenient access to thoroughfares and provide effective controls for nuisance and pollution characteristics. It is further the intent of this district to encourage industrial development in a compact and orderly manner consistent with the general locations shown in the Comprehensive Plan providing a compatible relationship with other land uses where a full complement of urban services are provided.

1105.12 SUBD. 2. APPLICATION OF PERFORMANCE REQUIREMENTS.

All uses provided for under the I-2 District shall show proof of ability to comply with the performance requirements of this Ordinance prior to issuance of any construction permit.

1105.12 SUBD. 3. PERMITTED USES.

The following are permitted uses in an I-2 District.

1. Manufacturing or assembly of a wide variety of products that produces no exterior noise; glare; fumes; obnoxious products; by-products or wastes; in excess of Minnesota Pollution Control Agency standards, or creates other objectionable impact on the environment including the generation of large volumes of traffic.
2. Warehousing of non-explosive material or equipment.
3. Machine shops.
4. Automobile repair.
5. Appliance service, assembly and warehousing.
6. Freight terminals and yards.
7. Concrete products plants.
8. Building materials production, including lumber yards.
9. Essential services are permitted except those that exceed sixty (60) feet above ground or greater than one hundred fifteen (115) kilovolts.

1105.12 SUBD. 4. ACCESSORY USES.

The following are permitted accessory uses in an I-2 District.

1. Attached office or retail space, related to the principal use, which does not exceed thirty (30) percent of the gross floor space of the principal use.
2. Off-street loading as regulated by Section 1107.13 of this Ordinance.
3. Semi-truck and trailer parking.

1105.12 SUBD. 5. CONDITIONAL USES.

The following are conditional uses in an I-2 District requiring a conditional use permit based upon procedures set forth and regulated by Sections 1103.08 and 1106.04 of this Ordinance.

1. Open or outdoor service, sale and rental as a principal or accessory use.
2. Accessory, enclosed retail, rental, service, or processing, manufacturing activity other than that allowed as a permitted use or accessory use within this Section.
3. Municipal compost site.
4. Crude oil, gasoline or other liquid storage tanks.
5. Municipal sanitation facility.
6. Adult Uses as regulated by City Code, Chapter 3, Section 308.
7. Mini-storage.
8. Scrap Recycling Facilities.
9. Indoor firing range, as a principal or accessory use, subject to the standards contained in Section 1103.08, Subd. 5(B)(9), as may be amended (located under the heading of specific standards for conditional uses in the Highway Commercial District).
10. Indoor self-storage, as a principal or accessory use, subject to the standards contained in Section 1103.08, Subd. 5(B)(10), as may be amended (located under the heading of specific standards for conditional uses in the Highway Commercial District).
11. Detached commercial accessory structures, subject to the standards contained in Section 1103.08, Subd. 5(B)(11), as may be amended (located under the heading of specific standards for conditional uses in the Highway Commercial District).

(Ord. 17-02, Section 1105.12, Adopted March 20, 2017.)

1105.12 SUBD. 6. LOT REQUIREMENTS AND SETBACKS.

The following minimum requirements, exceptions and modifications set forth in this Ordinance.

1. Lot Area: Twenty Thousand (20,000) square feet.
2. Lot Width: One Hundred (100) feet.
3. Setbacks:
 - a. Front Yard: Thirty-five (35) feet.
 - b. Side Yard: Twenty (20) feet.
 1. Interior Lot:
 - a. Twenty (20) feet.
 - b. Fifty-five (55) feet abutting onto a Residential District.
 2. Corner Lot: Thirty (30) feet.
 - c. Rear Yard:
 1. Twenty-five (25) feet.
 2. Fifty-five (55) feet abutting a Residential District.
 - d. Where railroad loading facilities exist or are to be provided, the rear and side yards may be modified through a variance.

1105.12 SUBD. 7. MAXIMUM BUILDING HEIGHT:

The maximum building height shall be thirty-five (35) feet.

1105.12 SUBD. 8. MAXIMUM SITE COVERAGE.

The maximum site coverage shall be eighty-five (85) percent and shall be calculated to include building footprints; parking areas; driveways; loading, storage and trash areas and other areas covered by an impervious surface.

1105.12 SUBD. 9. MINIMUM DISTRICT SIZE.

The minimum district size shall be five (5) acres, with a minimum frontage of three hundred (300) feet.

1105.12 SUBD. 10. INDUSTRIAL DESIGN STANDARDS.

Industrial design standards are set forth and regulated in Section 1107.22.

(Ord. 02-16, Section 1105.12, Subd. 5, Adopted December 2, 2002.)

(Ord. 14-05, Section 1105.12, Subd. 5, Adopted May 19, 2014.)

(Ord. 17-02, Section 1105.12, Subd. 5, Adopted March 20, 2017.)

(Ord. 22-04, Section 1105.12, Adopted March 21, 2022.)