

SECTION 1107.00 SPECIAL PROVISIONS.

1107.01 PERFORMANCE STANDARDS.

1107.01 SUBD. 1. COMPLIANCE REQUIRED.

No land or building in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive or other hazard; noise or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness; electrical or other substance, condition or element in such a manner, or in such amount, beyond the regulations included in this Section to adversely affect the surrounding area of adjoining premises.

1107.01 SUBD. 2. POINTS OF MEASUREMENT.

The determination of the existence of any objectionable elements shall be made at the location of the use creating the same and at any points where the existence of such elements may be more apparent; provided that the measurements necessary for enforcement of performance standards set forth in this Section shall be taken at property line boundaries.

1107.01 SUBD. 3. GLARE.

Any lighting used to illuminate an off-street parking area sign, or other structure, shall be arranged as to deflect light away from any adjoining residential zone or from the public streets. Direct or sky-reflected glare, whether from floodlights or from high temperature processes such as combustion or welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights which cast light on a public street shall not exceed one (1) foot candle (meter reading) as measured from the center line of said street. Any light or combination of lights which cast light on residential property shall not exceed four (4) foot candles (meter reading) as measured from said property.

1107.01 SUBD. 4. SMOKE.

The emission of smoke by any use shall be in compliance with and regulated by the State of Minnesota Pollution Control standards, Minnesota Regulation APC 1-15, as amended.

1107.01 SUBD. 5. DUST AND OTHER PARTICULATED MATTER.

The emission of dust, fly ash or other particulated matter by any use shall be in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota Regulation APC 1-15, as amended.

1107.01 SUBD. 6. ODORS.

The emission of odor by any use shall be in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota Air Regulation Chapters 7009 to 7019, as amended.

1107.01 SUBD. 7. NOISE.

Noises emanating from any use shall be in compliance with Belle Plaine City Code, Chapter 4, Section 408.

1107.01 SUBD. 8. DRAINAGE PLANS.

1. No land shall be developed and no use shall be permitted that results in water runoff causing flooding, erosion or deposit of minerals on adjacent properties. Such runoff shall be properly channeled into a storm drain, water course, ponding area or other public facilities subject to the review and approval of the City Engineer.
2. In the case of all residential subdivisions, multiple-family, business and industrial developments, the drainage plans shall be submitted to the City Engineer for his/her review and the final drainage plan shall be subject to his/her written approval. In the case of such uses, no modifications in grade and drainage flow through fill, erection of retaining walls or other such actions shall be permitted until such plans have been reviewed and received written approval from the City Engineer.

1107.01 SUBD. 9. PLATTED AND UNPLATTED PROPERTY.

1. A Certificate of Survey shall be required for the construction of new homes and information on the location and dimensions of existing and proposed buildings, location of easements crossing the property, encroachments, and any other information which may be necessary to ensure conformance to City Code provisions. The Zoning Administrator may request a Certificate of Survey for all other improvements.
2. Except in the case of planned unit developments as provided for in Section 1105.15 of this Ordinance, not more than one (1) principal building shall be located on a lot. The words principal building shall be given their common, ordinary meaning as defined in Section 1101 of this Ordinance. In case of doubt or on any questions of interpretation, the decision of the Zoning Administrator shall be final, subject to the right of appeal. Shopping centers shall be interpreted as having more than one (1) principal building and shall require processing as a planned unit development.

3. On a through lot (a lot fronting on two (2) parallel streets), both street lines shall be front lot lines for applying the yard and parking setback regulations of this Ordinance.

1107.01 SUBD. 10. SEWAGE DISPOSAL.

1. Individual sewage treatment systems shall be connected to the public sanitary system upon determination by the City Engineer and Public Works Superintendent.
2. The installation of on-site sewage treatment systems shall be in compliance with the provisions of Minnesota Chapter 7080 and shall be inspected by the Scott County Environmental Office.

1107.01 SUBD. 11. WASTE MATERIAL.

Waste material resulting from or used in industrial or commercial manufacturing, fabricating, servicing, processing or trimming shall not be washed into the public storm sewer system nor the sanitary sewer system or any public water body, but shall be disposed of in a manner approved by the Minnesota State Fire Marshal, the Pollution Control Agency and the Department of Natural Resources.

1107.01 SUBD. 12. BULK STORAGE (LIQUID).

All uses associated with the bulk storage of all gasoline, liquid fertilizer, chemical, flammable and similar liquids shall comply with requirements of the Minnesota State Fire Marshal's and Minnesota Department of Agriculture Offices and have documents from those offices stating the use is in compliance.

1107.01 SUBD. 13. RADIATION EMISSION.

All activities that emit radioactivity shall comply with the minimum requirements of the Minnesota Pollution Control Agency.

1107.01 SUBD. 14. ELECTRICAL EMISSION.

All activities which create electrical emissions shall comply with the minimum requirements of the Federal Communications Commission.

(Ord. 14-02, Section 1107.01, Subd. 8, Refuse Repealed, Adopted March 17, 2014.)