

## SECTION 16: I-1, INDUSTRIAL DISTRICT

### **Subdivision 1. Purpose.**

The I-1, INDUSTRIAL DISTRICT, is intended to provide a district that will allow clean, non-polluting industry located adjacent to existing urban areas at standards that will not impair the traffic-carrying capabilities of abutting roads and highways.

### **Subdivision 2. Permitted Uses.**

The following are permitted uses in the Industrial District:

1. Agriculture.
2. Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products which conform to the performance standards set forth in this Ordinance.
3. Automobile service stations.
4. Building material sales.
5. Bus stations, bus terminals, bus turn-around (off-street), bus garages, and bus lots.
6. Cartage and express facilities.
7. Commercial fertilizer (liquid or dry) plants.
8. Contractor's, Architects' and Engineers' offices, shops and yards.
9. Dry-cleaning establishments.
10. Dwelling units when:
  - A. For watchmen, located on the premises where they are employed in such capacity.
  - B. For self-employed people when the dwelling is located with and incidental to the operation of the business.
11. Farm implement sales and storage.
12. Fire stations.
13. Fuel and ice sales including liquefied petroleum gas plants.
14. Grain elevators.
15. Garages for sales, storage, repair, and servicing of motor vehicles.
16. Greenhouses, Landscape nurseries and garden stores.

17. Laundries.
18. Mail order houses.
19. Pipelines for the transport of natural gas or petroleum-hydrocarbons, following standards in SECTION 23, page 107, and in accordance with State of Minnesota Department of Public Safety Rules and Regulations.
20. Police stations.
21. Printing.
22. Publishing.
23. Radar installations and towers.
24. Radio and television studios, stations, and towers, transmitting and receiving.
25. Railroad right-of-ways.
26. Restaurants.
27. Signs and billboards as regulated by SECTION 11, Subdivision 2, page 37.
28. Transfer stations for refuse.

**Subdivision 3. Conditional Uses.**

The following uses may be allowed subject to the provisions of SECTION 18, page 90.

1. Airports and Heliports.
2. Air, and railroad, freight terminals, railroad switching and classification yards, repair shops, and roundhouses.
3. Automobile testing grounds.
4. Commercial and Non-Commercial Wind Energy Conversion Systems.
5. Meteorological Towers.
6. Salvage yards, and sanitary landfills except for storage or disposal of hazardous wastes.

**Subdivision 4. Yard, Lot Width and Lot Coverage Regulations.**

1. Front Yard Regulations:
  - A. There shall be a front yard setback of not less than sixty-five (65) feet from any public right-of-

way except, there shall be a front yard setback of not less than one hundred (100) feet from the right-of-way of any four lane highway.

- B. Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback from each road or highway.

2. Side Yard Regulations:

- A. There shall be side yard having a width of not less than fifteen (15) feet on each side of a building.
- B. Except that no building shall be located within thirty (30) feet of any side lot line abutting a lot in any RESIDENTIAL or AGRICULTURAL DISTRICT.

3. Rear Yard Regulations:

- A. There shall be a rear yard having a depth of not less than forty (40) feet.

4. Lot Width Regulations:

- A. Every lot or tract shall have a width of not less than one hundred (100) feet abutting a public right-of-way.

5. Lot Area Regulations:

- A. Every lot or tract shall contain an area of not less than two and a half (2.5) acres or (108,900 square feet).

6. Lot Coverage Regulations:

- A. Not more than fifty (50) percent of the lot or plot area shall be occupied by buildings.