

§ 19.33 INDUSTRIAL (I-1, I-2 AND I-3) DISTRICTS.

- (a) *Purpose.* To preserve zones primarily for industrial use and to allow business uses in them only when necessary to or complementary to the industrial neighborhood and when it will not interfere with further industrial development.
- (b) *Permitted uses.*
 - (1) Reserved;
 - (2) Manufacturing uses (manufacturing, compounding, processing, packaging, treatment or assembly of products and materials);
 - (3) Offices and office buildings;
 - (4) Public and public utility uses;
 - (5) Research laboratories;
 - (6) Wholesale businesses;
 - (7) Warehousing;
 - (8) Repairing, rebuilding and painting of vehicles, machinery and equipment in General Industry (I-3) Districts;
 - (9) Dry cleaning and laundry processing in General Industrial (I-3) Districts;
 - (10) Reserved;
 - (11) Sexually-oriented businesses, subject to Article VIII of this code; and
 - (12) Entertainment and recreation special events.
- (c) *Permitted accessory uses.*
 - (1) Reserved;
 - (2) Off-street parking and off-street loading;
 - (3) Dwelling for watchman (but not for family);
 - (4) Retail sales, incidental to manufacturing of products manufactured on the premises;
 - (5) The following in buildings primarily occupied by medical and dental services:
 - (A) Retail sales of drugs, prescription items, patent medicines, sickroom supplies, prosthetic devices or items related to any of the aforementioned; and
 - (B) Coffee shops and cafeterias.
 - (6) The following in buildings primarily occupied by offices, business and professional, and within the principal building of hotels or motels, provided that there shall be no exterior signage:
 - (A) Barber and beauty shops;
 - (B) Floral shops;
 - (C) Camera and optical goods shops;
 - (D) Men's apparel;
 - (E) Women's apparel;
 - (F) Branch post office;
 - (G) Financial institutions;
 - (H) Jewelry shops;
 - (I) Boutiques;
 - (J) Shops which include and are limited to the sale of tobacco, candy, books, magazines, newspapers, gifts, cards, stationery, and office supplies;
 - (K) Pharmacy and sundry items;
 - (L) Utility collection;
 - (M) Travel bureaus;
 - (N) Coffee shops and cafeterias; and
 - (O) Licensed therapeutic massage enterprises.
 - (7) Car rental accessory to motels provided the cars are stored in the regular motel-site, off-street parking area without occupying space otherwise required by this code for motel parking.
 - (8) Day care facilities which have been approved by the city in buildings primarily occupied by

- business and professional offices and manufacturing uses, provided that no exterior signage for such day care facilities shall be permitted;
- (9) Class II motor vehicle sales accessory to Class I motor vehicle sales;
 - (10) Transient merchant sales in hotel interiors only;
 - (11) Beekeeping; and
 - (12) Hotel manager dwelling unit.
- (d) *Conditional uses.*
- (1) Hotel airport parking;
 - (2) Motels;
 - (3) Restaurants;
 - (4) Service stations;
 - (5) Open storage as primary use (except in I-1 Industrial Park District, but not including junk yards or junk car disposal businesses);
 - (6) Vehicle rental accessory to Class I motor vehicle sales subject to the regulations set forth in § 19.63.07(e);
 - (7) Planned developments (industrial);
 - (8) Reserved;
 - (9) Reserved;
 - (10) Pet services facility in General Industry (I-3) Districts;
 - (11) In Limited Industry (I-2) and General Industry (I-3) Zoning Districts, retail sales of heavy equipment, including industrial, manufacturing and construction machinery and equipment; and, in said districts, other retail sales which are a part of warehousing or wholesale business;
 - (12) Junk car disposal businesses in General Industry (I-3) Districts, provided the business including all storage and dismantling or wrecking and display of parts for sale is conducted within a fire resistant building, provided that the entire premises is enclosed by screen fencing and provided the premises abut railroad trackage;
 - (13) Clubs and lodges, nonprofit;
 - (14) Truck and/or trailer rental in the I-3 District;
 - (15) Railroad lines;
 - (16) Repairing, rebuilding and painting vehicles, machinery, and equipment when the use is within a completely enclosed building and when accessory to a permitted principal use in the I-1 and I-2 Districts;
 - (17) Vocational and industrial training schools;
 - (18) Physical exercise facilities as uses not to exceed 10% of the total square footage of the building;
 - (19) Sports training facilities which may be available for public use;
 - (20) Solid waste transfer stations in the I-2 and I-3 Zoning Districts in accordance with the performance standards of § 19.63.04 of this code;
 - (21) Reserved;
 - (22) Self-storage facilities in the Limited Industry I-2 and the General Industrial I-3 Districts, and only in the Industrial Park I-1 District when approved as part of a planned development pursuant to § 19.38.01 of this code;
 - (23) Places of assembly uses;
 - (24) Car care centers. Under a planned development in the Industrial Park (I-1) Zoning District; including auto body repair and painting only when conducted within a multi-tenant building and not exceeding 25% of the gross building floor area of the car care center;
 - (25) Reserved;
 - (26) Household hazardous waste and recycling collection facilities in the I-2 and I-3 Zoning Districts in accordance with the performance standards of § 19.63.04(e) of this code;
 - (27) Class I, Class II and Class III motor vehicle sales in the I-3 District;
 - (28) Towers. For related provisions see §§ 15.14, 19.63.05 and 21.301.10 of this code;

- (29) In the I-3 General Industry District, automobile rental agencies with an on-site inventory more than ten but no more than 35 rental vehicles, subject to performance standards set forth in § 19.63.07;
 - (30) In Limited Industry (I-2) and General Industry (I-3) Zoning Districts, retail sales of marine equipment; and
 - (31) In the I-3 General Industrial District, health clubs not exceeding one-half of the building floor area on a site, and when adjacent to an arterial or collector street.
- (e) *Interim uses.*
- (1) Excavation and removal of sand, gravel, black dirt and other types of soil and mineral products, gravel crushing and screening operations and bituminous treatment plants not to exceed two years in duration;
 - (2) Solid waste weigh stations;
 - (3) Open storage (excluding junk yards and junk car disposal businesses) as a primary use in the I-2 and I-3 Zoning Districts; and
 - (4) Reserved.
- (f) *Special Industrial Park (I-1) District requirements.*
- (1) Building coverage shall not exceed 30% of the site, plus for industrial uses 1% for each acre of site over ten acres up to a maximum of 40% coverage. However, a parking structure or the portion of any structure used for parking shall not be counted as building floor area or structure coverage for the purpose of calculating building floor area and percentage of site coverage by structures.
 - (2) No loading docks may be on any street frontage. Provision for handling all freight, either by railroad or truck, shall be on those sides of any buildings which do not face on any street or proposed streets.
 - (3) No screening shall be permitted to extend beyond the building setback lines.
 - (4) Exterior materials: the exterior materials and finish of all buildings erected on lands within Industrial Park I-1 Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.
 - (5) Along any street bordering on a residential zone, there may be no driveway access from such street into adjacent industrial sites unless access is otherwise impracticable. All access to industrial sites shall be from streets within the industrial park where practicable.
 - (6) Outside storage shall be limited to an area not larger than 50% of the ground coverage of the principal building and shall be located to the rear or side not abutting a public street.
 - (7) Reserved.
 - (8) Structure height shall be regulated pursuant to § 21.301.10 of this code.
 - (9) Notwithstanding any provision of this code to the contrary, the following shall be prohibited as permitted or conditional uses within the I-1 Zoning Districts which lie within that area of the city bounded by I-494 on the north, Trunk Highway 77 on the west and the Minnesota River on the south and east:
 - (A) Warehouses;
 - (B) Office warehouses; and
 - (C) Restaurants when not included within a hotel or motel.
- (g) *Special Limited Industry (I-2) District requirements.*
- (1) Exterior materials: the exterior materials and finish of all buildings erected on lands within Limited Industry I-2 Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.
 - (2) Reserved.
 - (3) Structure height shall be regulated pursuant to § 21.301.10 of this code.
- (h) *Special General Industry (I-3) District requirements.*
- (1) Exterior materials: the exterior materials and finish of all buildings erected on lands within General Industry I-3 Zoning Districts shall be in conformance with the applicable requirements

- of § 19.63.08 of this code.
- (2) Reserved.
- (3) Structure height shall be regulated pursuant to § 21.301.10 of this code.
- (i) *Sign regulations.* Refer to Article X of this chapter.

§ 19.33.01 INDUSTRIAL PARK (IP) DISTRICT.

- (a) *Intent.* The Industrial Park IP District is intended to provide area within the city for low intensity office, warehousing, wholesaling, manufacturing and other industrial uses. The uses allowed in the Industrial Park District are limited to exclude the more intensive industrial uses, those industrial uses which require significant outside storage and those business uses which are not necessary to or complementary to the intent of this district. The performance standards for this district reflect the intended development character.
- (b) *Permitted principal uses.*
 - (1) Offices and office buildings;
 - (2) Manufacturing;
 - (3) Research laboratories;
 - (4) Warehousing;
 - (5) Wholesale businesses;
 - (6) Public uses;
 - (7) Public utility uses;
 - (8) Sexually-oriented businesses, subject to Article VIII of this code; and
 - (9) Entertainment and recreation special events.
- (c) *Provisional uses.* The following uses shall be permitted in the IP Zoning District when they meet the following stated criteria.
 - (1) The following accessory uses when customarily incidental to and clearly subordinate to the permitted principal use:
 - (j) Retail sales of products manufactured on the premises where the retail floor area does not exceed the lesser figure of either 2,000 square feet or 10% of the gross floor area of the building in which the sales area is located;
 - (a) (ii) Coffee shops and cafeterias;
 - (b) (iii) Open outside storage shall be limited to an area not larger than 50% of the ground coverage of the principal building and shall be located to the rear or side of the building which does not abut a public street;
 - (c) (iv) Licensed day care facilities which have been approved by the city in buildings primarily occupied by business and professional offices and manufacturing uses. No exterior signage shall be allowed; and
 - (d) (v) Beekeeping.
 - (2) Reserved.
 - (3) Railroad spurs when serving an individual industrial property.
- (d) *Conditional uses.*
 - (1) Parking as a principal use;
 - (2) Agricultural uses less than 80,000 square feet in area or on a parcel or lot less than 80,000 square feet in area;
 - (3) Reserved;
 - (4) Railroad lines;
 - (5) Motor freight terminals;
 - (6) Athletic training facilities and dance studios, but not including commercial recreation, and

athletic and social clubs;

(7) Reserved;

(8) Towers. For related provisions see §§ 15.14, 19.63.05 and 21.301.10 of this code; and

(9) Instructional center.

(e) *Interim uses.*

(1) Solid waste weigh stations;

(2) Golf driving ranges provided that each permit shall be limited to no more than a two-year period, any building(s) shall be temporary and portable in nature and shall be on-site only during the golf season, retail sales shall be limited to those minor items intended for on-site use and on-site parking shall be provided at the rate of two spaces for each tee position; and

(3) Short term retail sales: retail sales within a completely enclosed building, limited to one event of not more than four days on any individual property in any calendar year.

(f) *Maximum floor area ratio.* The maximum floor area ratio within the IP District shall be one-half square foot of floor area for each one square foot of lot area.

(g) *Dimension requirements.*

(e) Minimum lot area	(f) 120,000 square feet
(g) Minimum lot width	(h) 200 feet
(i) Minimum setback, front	(j) 60 feet
(k) Minimum setback, side	(l) 60 feet
(m) Minimum setback, rear	(n) 25 feet
(o) Minimum setback, side or rear adjoining a public right-of-way	(p) 60 feet
(q) Minimum floor area principal building	(r) 20,000 square feet
(s) Maximum structure height (excluding towers)	(t) As regulated by § 21.301.10 of this code
(u) Maximum structure lot coverage	(v) 30%
(w) Maximum structure floor area ratio	(x) 0.5 FAR

(h) Reserved.

(i) *Off-street parking.* Off-street parking for the IP District must be provided in accordance with the requirements of §§ 21.301.06 and 19.52 of this code and with the following additional design standards.

(1) A 40-foot deep landscaped yard shall be provided between all off-street parking areas and any property line abutting a public right-of-way.

(2) Reserved.

(3) Off-street parking areas shall have minimum setbacks of five feet from all internal side and rear property lines notwithstanding other applicable sections of the code except where common parking and driveways are approved by the issuing authority and such agreements are filed for public record.

(4) The number of on-site parking spaces required either to meet the minimum parking requirements of this code or as required by the issuing authority shall not be reduced by on-site snow storage.

(j) *Special provisions.*

(1) Reserved.

- (2) Extraordinary setbacks from residential zoning districts are required as follows.
 - (i) When an IP District faces a residential district across a street or is adjacent to a residential district along a side or rear lot line, the setback from that residential district shall be no less than 100 feet from the intervening property line(s).
 - (ii) When a residential district boundary line parallel to a street divides a lot which is in an IP District, as an alternative to subsection (j)(2)(i) above, the building permitted in the IP District may be located at either the district boundary or 100 feet from the lot line of the adjacent parcel, whichever provides the larger setback.
- (3) Structure lot coverage may be increased to a maximum of 40% of lot area on the basis of a 1% increase in lot coverage for each 40,000 square feet of lot area in excess of 400,000 square feet.
- (4) A parking structure or the portion of a structure used for off-street parking shall not be counted as building floor area or structure coverage for the purpose of calculating minimum building floor area, building floor area ratio or percentage of lot coverage by structure.
- (5) Loading docks and freight handling areas shall not be on a street frontage or in a front yard. All freight handling facilities, whether by railroad or truck, shall be on those sides of buildings which do not face onto any street or proposed street. Such facilities shall be screened from public view from street rights-of-way and adjacent residential uses by solid screening as may be required by the issuing authority, up to 15 feet in height. Spur railroad lines and rail freight handling facilities shall not be required to be screened from adjacent residential uses. Building wing walls used as required screening shall not extend into the required building setbacks.
- (6) Exterior materials: the exterior materials and finish of all buildings erected on lands within Industrial Park IP Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.
- (7) Along any street bordering on a residential zone, there may be no driveway access from such street into adjacent industrial sites unless access is otherwise impracticable. All access to industrial sites shall be from streets within the industrial park where practicable.
- (8) Accessory antennas in any form may exceed 60 feet in height above grade providing the requirements of § 15.14 of this code are met.
- (9) Public utility uses may be exempted from the performance standards of subsection (g) above.
- (k) *Sign regulations.* Refer to Article X of this chapter.

§ 19.34 FREEWAY DEVELOPMENT (FD-1 AND FD-2) DISTRICTS.

- (a) *Purpose.* To provide for a limited mixture of land uses made mutually compatible with controls and high standards; to encourage and accommodate industry in freeway locations convenient to the metropolitan area; to provide for integrated roadside business areas designed to offer a group of essential services to the motoring public in compact and convenient locations; to accommodate certain uses large in area and with a metropolitan clientele; and so far as may be possible, to protect the freeways from congestion by proper location of heavy traffic generators and exclusion of most retail businesses.
- (b) *Permitted uses.*
- (1) Reserved;
 - (2) Manufacturing uses: manufacturing, compounding, processing, packaging, treatment or assembly of products and materials;
 - (3) Office and office buildings;
 - (4) Public and public utility uses;
 - (5) Research laboratories;
 - (6) Warehousing;
 - (7) Wholesale businesses;
 - (8) Financial institutions; and
 - (9) Entertainment and recreation special events.
- (c) *Permitted accessory uses.*
- (1) Reserved;
 - (2) Off-street parking and off-street loading;
 - (3) Dwelling for watchman (but not for family);
 - (4) Car rental accessory to motels provided the cars are stored in the regular motel site off-street parking area without occupying space otherwise required by ordinance for motel parking;
 - (5) Retail sales, incidental to manufacturing, of products manufactured on the premises;
 - (6) The following in buildings primarily occupied by medical and dental services:
 - (A) Retail sales of drugs, prescription items, patent medicines, sickroom supplies, prosthetic devices or items related to any of the aforementioned; and
 - (B) Coffee shops and cafeterias.
 - (7) The following in buildings primarily occupied by offices, business and professional, and within the principal building of hotels or motels, provided that there shall be no exterior signage:
 - (A) Barber and beauty shops;
 - (B) Floral shops;
 - (C) Camera and optical goods shops;
 - (D) Men's apparel;
 - (E) Women's apparel;
 - (F) Branch post office;
 - (G) Jewelry shops;
 - (H) Boutiques;
 - (I) Shops which include and are limited to the sale of tobacco, candy, books, magazines, newspapers, gifts, cards, stationery, and office supplies;
 - (J) Pharmacy and sundry items;
 - (K) Utility collection;
 - (L) Travel bureaus;
 - (M) Coffee shops and cafeterias; and
 - (N) Licensed therapeutic massage enterprises.
 - (8) Open-air motor vehicle parking lots where there already exists an off-street parking lot required by ordinance;
 - (9) Day care facilities which have been approved by the city in buildings primarily occupied by business and professional offices and manufacturing uses;

- (10) Class II motor vehicle sales accessory to Class I motor vehicle sales;
- (11) Repair of motor vehicles accessory to Class I motor vehicle sales;
- (12) Type I home businesses pursuant to standards as set forth in § 21.302.13;
- (13) Tanning salons as accessory uses in office buildings;
- (14) Transient merchant sales in hotel interiors only;
- (15) Beekeeping; and
- (16) Hotel manager dwelling unit.

(d) *Conditional uses.*

- (1) Motor freight terminals;
- (2) Residential uses;
- (3) The following retail business uses:
 - (A) Reserved;
 - (B) Outdoor newspaper and magazine stands;
 - (C) Collection stations for charitable organizations.
 - (D) Pet services facility;
 - (E) Reserved; and
 - (F) Repair of household equipment (not including motor vehicles).
- (4) Multiple-family dwellings;
- (5) Hotel airport parking;
- (6) Restaurants;
- (7) Vehicle rental accessory to Class I motor vehicle sales subject to the regulations set forth in § 19.63.07(e);
- (8) Pet services facilities in Freeway Development (FD-2) Districts;
- (9) Motels and hotels;
- (10) Service stations when included within a planned development pursuant to § 19.38.01 of this code;
- (11) Athletic and social clubs;
- (12) Reserved;
- (13) Class I motor vehicle sales when part of a planned development pursuant to § 19.38.01 of this code;
- (14) Railroad lines;
- (15) Reserved;
- (16) Reserved;
- (17) Reserved;
- (18) Reserved;
- (19) Reserved;
- (20) Reserved;
- (21) Places of assembly;
- (22) Freestanding day care facilities;
- (23) Reserved;
- (24) Post-secondary educational institutions;
- (25) Towers. For related provisions see §§ 15.14, 19.63.05 and 21.301.10 of this code;
- (26) Type II home businesses pursuant to standards as set forth in § 21.302.13; and
- (27) Manufactured home parks pursuant to standards as set forth in § 21.302.10.

(e) *Interim uses.*

- (1) Outdoor seasonal sales;
- (2) Commercial recreation facilities in the Freeway Development (FD-2) District;
- (3) Newspaper distribution stations when not located within a principal building or when using an accessory building ;
- (4) Solid waste weigh stations;
- (5) Reserved;

- (6) Retail sales as interim uses in structures primarily devoted to office, warehouse, wholesale and manufacturing uses, subject to the following.
 - (A) The floor area used for retail sales in the building or complex of buildings shall not occupy more than 10% of the gross leasable area.
 - (B) Adequate parking for all uses within the building or complex of buildings shall be provided in conformance with the requirements of § 21.301.06 of this code.
 - (C) The property owner, if not the applicant for the proposed use, shall be a co-applicant and shall be responsible for adhering to all conditions of approval if the interim use permit is approved.
 - (D) At the time of application, the property owner shall provide a current listing of all tenants within the building or complex of buildings, including mailing name, mailing address, nature of business and amount of square footage of each tenant devoted to office, manufacturing, warehousing, storage, retail and other uses. The property owner shall provide one set of mailing labels containing tenant names and mailing addresses.
 - (E) The city shall notify each tenant in the building or complex of buildings of the initial Planning Commission hearing on the proposed use.
 - (F) All retail sales shall be conducted within a permanent building.
 - (G) The initial interim use permit shall be issued for not more than one year, with subsequent permits limited to maximum three year periods.
- (f) *Freeway Development (FD-1) District requirements.*
 - (1) Building coverage shall not exceed 30% of the site, plus for industrial use 1% for each acre of site over ten acres up to a maximum of 40% coverage. However, a parking structure or the portion of any structure used for parking shall not be counted as building floor area or structure coverage for the purpose of calculating building floor area and percentage of site coverage by structures.
 - (2) No loading docks may be on any street frontage. Provision for handling all freight, either by railroad or truck, shall be on those sides of any buildings which do not face on any street or proposed street.
 - (3) No screening shall be permitted to extend beyond the building setback line.
 - (4) Exterior materials: the exterior materials and finish of all buildings erected on lands within Freeway Development FD-1 Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.
 - (5) Reserved.
 - (6) Structure height shall be regulated pursuant to § 21.301.10 of this code.
- (g) *Freeway Development (FD-2) District requirements.*
 - (1) Exterior materials: the exterior materials and finish of all buildings erected on lands within Freeway Development FD-2 Zoning Districts shall be in conformance with the applicable requirements of § 19.63.08 of this code.
 - (2) Reserved.
 - (3) Structure height shall be regulated pursuant to § 21.301.10 of this code.
- (h) *Sign regulations.* Refer to Article X of this chapter.

§ 19.41 TABLE OF MINIMUM DISTRICT REQUIREMENTS.

- (a) *Reserved.*
- (b) *Reserved.*
- (c) *Nonresidential development.*

	General Industry (I-3)	Freeway Dvlpmt . (FD-2)	Limited Industry (I-2)	Ind. Park (I-1), Frwy. Dev. (FD-1)	SC District
Lot width	100 feet	—	—	—	100 feet
Lot area	—	1 acre	2 acres	3 acres	—
Floor area of principal building (sq. ft.)	—	10,000	10,000	20,000	—
Front yard setback	35 feet	35 feet	35 feet	60 feet	50 feet
Side yard setback	10 feet	25 feet	25 feet	60 feet	20 feet*
Rear yard setback	25 feet	25 feet	25 feet	25 feet	30 feet
Side or rear-yard adjoining street	35 feet	35 feet	35 feet	60 feet	50 feet
* The side-yard in no event may be less than the height of the structure.					

- (d) *Reserved.*
- (e) *Reserved.*
- (f) *Reserved.*

(g) *Applicability.* The provisions of this section do not apply to residential uses in the B-4, C-2, C-3, C-4 and C-5 Commercial Zoning Districts. See § 21.302.02 for applicable standards for residential uses in the B-4, C-2, C-3, C-4 and C-5 Commercial Zoning Districts.