

### **13. MN-1 Industrial**

#### **A. Intent**

The intent of the MN-1 Industrial District is to provide a district for the development and operation of manufacturing, storage, and distribution type business. This district shall encourage the development of industrial uses which promote high-tech quality uses more likely to be compatible with existing uses and which shall be free of hazardous or objectionable elements such as noises, odor, dust, smoke, glare, or other pollutants.

#### **B. Permitted Uses** (Rev. 06.14.12; Ord. 687)

In the MN-1 Industrial District, unless otherwise provided herein, no building or land shall be used and no building shall be erected, converted, or structurally altered, except for one or more of the following, as well as similar uses:

- \* Equipment and service trade with outside storage, provided that:
  - (a) The exterior storage area must be located to the rear of the building or site;
  - (b) The exterior storage area must be fenced and fully screened from view.
- \* Manufacturing uses and manufacturing uses with exterior storage is permitted as an accessory use to the permitted use, provided that:
  - (a) The exterior storage area must be located to the rear of the building or site;
  - (b) The exterior storage area must be fenced and fully screened from view.
- \* Motor freight terminals;
- \* Offices – business and professional;
- \* Printing and publishing;
- \* Public buildings and facilities;
- \* Research and design laboratories;
- \* Warehousing;
- \* Wholesale business;

## **Chapter V – Zoning Districts**

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- \* Wholesale business with outside storage provided that:
  - (a) The exterior storage area must be located to the rear of the building;
  - (b) The exterior storage area must be fenced and fully screened from view.
  
- \* Veterinary clinics with outdoor boarding facilities;
  
- \* Wholesale business with outside storage, provided that:
  - (a) The exterior storage area must be located to the rear of the building or site;
  - (b) The exterior storage area must be fenced and fully screened from view.
  
- \* Truck and heavy equipment sales & repair;

### **C. Prohibited Uses**

The following uses are not permitted:

- \* Residence or place of abode of any persons (facilities may be furnished within an industrial building to provide sleeping for security reasons).
  
- \* No noxious or offensive trades, services, or activities, and nothing which may become a nuisance or annoyance-unsightliness, excessive emission of odors, dusts, fumes, smoke, or noise.

### **D. Conditional Uses** (Rev. 6-14-12; Ord. 687)

The following uses are permitted subject to the issuance of a Conditional Use Permit:

- \* Any use in which over 50% of the site would be used for uncovered outside storage, provided that:
  - (a) The exterior storage area must be located to the rear of the building or site;
  - (b) The exterior storage area must be fenced and fully screened from view.
  
- \* Auction business (indoor or outdoor), provided that (Rev. 09-13-12, Ord. 689):
  - (a) A principal building shall be located on the property.

## Chapter V – Zoning Districts

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- (b) An adequate paved parking area shall be provided according to the Zoning Code provisions to accommodate the building size and use and also identified upon an approved site plan.
  - (c) Outdoor storage areas for auction merchandise and parking areas for auction attendees shall be clearly identified upon an approved site plan.
    - i. Where measures are planned to control dust and drainage and approved by the City Engineer, such parking and storage areas may be surfaced with rock, gravel or other pervious material approved by the city engineer.
  - (d) Access to and from the property shall be addressed on the site plan and in a written statement.
  - (e) Adequate area shall be provided for the loading and unloading of auction merchandise.
  - (f) Screening measures shall be provided to address nuisance problems, such as noise and dust, if determined necessary by the Planning Commission.
- \* Heavy equipment contractors that require outside storage of equipment and construction materials, provided that:
- (a) The exterior storage area must be located to the rear of the building or site;
  - (b) The exterior storage area must be fenced and fully screened from view.
- \* Indoor shooting range provided that (Rev. 07-25-13; Ord. 698):
- (a) The Applicant demonstrates that noise, air pollution, and any hazardous wastes are properly mitigated and managed;
  - (b) The Applicant provides to the City a copy of the current publication of the National Rifle Association's Range Source Book: A Guide to Planning and Construction, and follows the recommendations therein for the type of shooting range being proposed by the Applicant;
  - (c) The Applicant operates the shooting range in accordance with (and provide a copy to the City) all other local, state, and federal regulations;
  - (d) The hours of operation are reviewed and approved by the Planning Commission; and
  - (e) Retail sales allowed as an accessory use as reviewed and approved by the Planning Commission.
- \* Retail sales as an accessory use, provided that:

## Chapter V – Zoning Districts

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- (a) Retail sales of products stored or manufactured on the site shall be allowed as an accessory use. A maximum of twenty percent (20%) of the floor area of the space occupied by the particular business, up to a maximum of eight hundred fifty (850) square feet, may be used for retail sales purposes. A single structure leased to more than five (5) tenants under separate leases shall have no more than ten percent (10%) of the total building area devoted to retail space as an accessory use. An accessory retail sales area of greater than eight hundred fifty (850) square feet per business may be approved by conditional use permit, provided that the maximum floor area percentages of this subsection are not exceeded.
- (b) Parking as required for retail in this title shall be provided in addition to that required for the principal use.
- (c) No sign or display in excess of four (4) square feet shall be placed on or off the property advertising the existence of the retail sales facility.

### E. Interim Uses (Rev. 06-14-12; Ord. 687)

The following uses are permitted subject to the issuance of an Interim Use Permit:

- \* Churches and transitional/interim churches provided that:
  - (a) The principal structure and any accessory structures used for assembly shall be located at least fifty feet (50') from any lot line adjacent to a residential zoning district.
  - (b) Joint parking arrangements allow for compliance with parking requirements for all uses (as regulated by Chapter VI, Performance Standards).
- \* Daycare accessory to a principal use;
- \* Ready mix and asphalt plants;
- \* Stockpiling of sand, gravel, fill dirt, or other approved material.

### F. Yard Requirements for MN - 1 District

	All Uses
A. Lot area minimum	12,500 sq ft
B. Lot width minimum feet	---
C. Front yard minimum	40 feet <sup>3</sup>
D. Side yard minimum	20 feet
E. Street side yard	30 feet

## Chapter V – Zoning Districts

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<b>F.</b> Rear yard minimum	20 feet <sup>1</sup>
<b>G.</b> Maximum height	30 feet <sup>2</sup>

<sup>1</sup> Rear Yard Setback – 50 feet when abutting a residential district.

<sup>2</sup> Maximum building height greater than (30) thirty feet, as measured to the eaves.

<sup>3</sup> Business that is abutting a highway and a street shall have two front yards.

### **G. Other Applicable Regulations** (Rev. 07-14-16; Ord. 738)

1. For aesthetic purpose, all buildings and structures shall be faced with the following:
  - a. Face brick;
  - b. Pre-finished metal panels;
  - c. Pre-cast concrete panels;
  - d. Glass and/or curtain wall construction;
  - e. Concrete block may be used alone or in conjunction with other permitted materials or surfaced with stucco, wood, or properly applied masonry paints;
  - f. Plastic panels when combined with modular exposed structural curtain wall systems;
  - g. Other approved materials provided they maintain the integrity of the surrounding structures while meeting the requirements for building materials in the MN-1 Industrial District. Pole type construction must have a site plan review including an architectural design review with the Planning Department Staff and/or Zoning Administrator;
  - h. Windows are required in the front of the building pending planning review and demonstration of need, e.g. security etc;
2. Parking Requirements
  - a. For every building erected or structurally altered, off-street parking shall be provided according to the schedule provided in this ordinance.
3. Screening Fence Requirement
  - a. Commercial uses which are adjacent to residential area shall be screened to minimize visual impact. Loading docks and refuse containers shall also be screened. Fencing/screening shall be provided according to this ordinance. This provision shall not be construed as requiring a screening fence in any required front or adjacent to a public alley.

## **Chapter V – Zoning Districts**

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4. Landscaping
  - a. All landscaping requirements shall meet the provisions outlined within this ordinance.
5. Signs
  - a. Only monument and wall signs are allowed.
6. Utilities
  - a. All lots are to be served by underground utilities.
7. Plans and Specifications
  - a. All plans and specifications pertaining to site use design shall be approved by the Planning Commission before any building permit is issued for a principal use in this district. If the applicant feels the request was unjustly denied, the applicant may appeal to the Board of Adjustments for relief.
  - b. All business condominiums shall follow the Uniform Condominium Act of the State of Minnesota.
  - c. A business condominium coverage of a lot shall follow the parking requirements and all other requirements in the business zone in which the condominium will be located.