

14. MN-2 Industrial

A. Intent

The intent of the MN-2 Industrial District is to preserve areas for heavy industrial uses, such as manufacturing with some environmental impacts (e.g. noise, dirt) and visual impacts which could be observed beyond property boundaries.

B. Permitted Uses (Rev. 06-14-12; Ord. 687)

In the MN-2 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:

- * Any use permitted in the MN-1 district;
- * Adult Use/Principal (as regulated by Chapter VI, Performance Standards);
- * Grain elevators, feed mixing plants;
- * Heavy equipment contractors that require outside storage of equipment and construction materials.

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. 06-14-12; Ord. 687)

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

- * Any conditional use in the MN-1 District;
- * 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

- (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.

* Indoor shooting range provided that (Rev. 7-25-13; 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.

* Structures exceeding 30';

* Any industrial use not specifically listed as a permitted use in this district, and which has by its nature a minimum impact of noise, dirt, dust, or visual impacts which could be observed beyond property boundaries.

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

The following uses are permitted by the issuance of an interim use permit:

* Concrete and asphalt plants;

Chapter V – Zoning Districts

- * Salvage yards when completely enclosed with screening, e.g. solid fence or approved plantings.

F. Yard Requirements for MN-2 District

| | All Uses |
|---------------------------|----------------------|
| A. Lot area minimum | 1 acre |
| B. Lot width minimum feet | --- |
| C. Front yard minimum | 50 feet ³ |
| D. Side yard minimum | 20 feet |
| E. Street side yard | 40 feet |
| F. Rear yard minimum | 20 feet ¹ |
| G. Maximum height | 30 feet ² |

¹ Rear Yard Setback – 50 feet when abutting a residential district.

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

³ 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 MN-2 Industrial District. Pole type construction must have a site plan review including an architectural design review with the Planning Department Staff and/or the 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

Chapter V – Zoning Districts

- 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.
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.