

## **SECTION 51.30. I-1, LIMITED INDUSTRIAL DISTRICT**

**Subd. A. Purpose.** The purpose of the I-1, Limited Industrial District is to provide for the establishment of warehousing and light industry. The overall character of the I-1 District is intended to be transitional in nature, thus industrial uses allowed in this District shall be limited to those which can compatibly exist adjacent to the B-W District or commercial uses, but require isolation from residential uses.

**Subd. B. Permitted Uses.** The following are permitted uses in the I-1 District:

1. Bottling establishments to include beverages such as soft drinks, milk, etc., but not including hazardous or toxic materials.
2. Building material sales.
3. Cartage and express facilities.
4. Commercial printing and publishing establishments.
5. Essential services.
6. Feed and seed sales.
7. Government and public utility buildings and structures.
8. Greenhouses, nurseries.
9. Laundry, dry cleaning or dying plants.
10. Machine shops and metal products manufacturing when not equipped with heavy (exceeding fifty (50) ton pressure) punch presses, drop forges, riveting and grinding machines or any equipment which may create noise, vibration, smoke, odors, heat, or glare, etc., disturbing to adjacent property occupants.
11. Manufacturing or assembly of a wide variety of products that produces no exterior noise, glare, fumes, obnoxious products, by-products, or wastes, or creates other objectionable impact on the environment, including the generation of large volumes of traffic. Examples of such uses are:
  - a. Fabrication or assembly of small products such as optical, electronic, pharmaceutical, medical supplies, and equipment.
  - b. Product assembly.
12. Mass transit terminals.

13. Office businesses – clinical and general.
14. Radio and television stations.
15. Recreation business – indoor, private athletic clubs.
16. Research laboratories.
17. Service business, off-site. Shops and offices for contractors including plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, electrical, carpentry, welding, landscaping, excavating, and general contracting, including contractor storage of equipment and building materials if enclosed within a building, but not storage yards.
18. Sexually oriented use – principal, as regulated by Section 51.03, Subd. L of this Ordinance.
19. Trade schools/specialty schools.
20. Warehousing and distribution facilities but not including truck freight trucking terminal or mini self-storage facilities as defined by Section 51.01, Subd. B of this Ordinance.
21. Wholesale businesses.

**Subd. C. Permitted Accessory Uses.** The following are permitted accessory uses in the I-1 District:

1. Accessory buildings and structures not exceeding thirty (30) percent of the gross floor area of the principal building.
2. Fences as regulated by Section 51.03, Subd. D.11 of this Ordinance.
3. Off-street loading as regulated by Section 51.03, Subd. F of this Ordinance.
4. Off-street parking as regulated by Section 51.03, Subd. E of this Ordinance.
5. Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers as regulated by Section 51.03, Subd. M of this Ordinance.
6. Signs as regulated by Section 51.03, Subd. N of this Ordinance.

**Subd. D. Conditional Uses.** The following are conditional uses allowed in the I-1 District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 51.02, Subd. B of this Ordinance.)

1. Automobile and truck repair - major (including body shops) provided that:
  - a. The entire area other than occupied by buildings or structures or planting shall be surfaced with bituminous or concrete which will control dust and drainage. The entire area shall have a perimeter curb barrier, a storm water drainage system and is subject to the approval of the City Engineer.
  - b. All painting shall be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust or other particulated matter so that the use shall be in compliance with the State of Minnesota Pollution Control Standards, Minnesota Regulation APC 1-15, as amended.
  - c. The emission of odor by a use shall be in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota regulations APC, as amended.
  - d. All flammable materials, including liquids and rags, shall conform with the applicable provisions of the Minnesota Uniform Fire Code.
  - e. All outside storage shall be prohibited except allowed under Section 51.30, Subd. D.3 of this Ordinance.
  - f. All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served by modifying the conditions.
2. Commercial and Public Radio and Television Transmitting Antennas, and Public Utility Microwave Antennas greater than forty-five (45) feet in height and less than two hundred (200) feet in height as regulated by Section 51.03, Subd. M of this Ordinance.
3. Open and outdoor storage (not outdoor sales lots) as an accessory use provided that:
  - a. The storage area is landscaped and screened from view of neighboring uses, residential zoning districts, and public rights-of-way per Section 51.03, Subd. D.10 of this Ordinance.
  - b. Storage area is fenced in a manner approved by the City.

- c. Storage area is paved or surfaced to control dust and erosion.
- d. All lighting shall be in compliance with Section 51.03, Subd. D.3 of this Ordinance or other lighting standards in place at the time of project approval.
- e. The storage area does not take up parking space or loading space as required for conformity to this Ordinance and not in front yards.
- f. The property shall not abut property zoned for residential, rural, or business use, including land in a neighboring township or city. "Abutting" includes across a street. "Abutting" does not include properties that touch only corner to corner.
- g. The storage area shall not abut a school or a public park.
- h. The ratio of storage area to building footprint shall not exceed 3.5:1.
- i. Storage shall not include material considered hazardous under Federal or State Environmental Law.

4. Planned unit development (including shopping centers) as regulated by Section 51.02, Subd. J of this Ordinance.

5. Veterinary clinics (with kennels) provided that:

- a. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.
- b. Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.
- c. An animal kennel is permitted as a use accessory to the veterinary clinic provided that:
  - 1) The number of animals boarded shall be determined by the City.
  - 2) An enclosed exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel.
  - 3) A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature shall be maintained between 60 and 75 degrees Fahrenheit.

- 4) A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.
- 5) Indoor animal kennel floors and walls shall be made of non-porous materials or sealed concrete to make it non-porous.
- 6) Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.

- d. The appropriate license is obtained from the City Clerk and the conditions of Section 408.1 of the Delano City Code relating to kennels are satisfactorily met.
- e. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

**Subd. E. Uses by Administrative Permit.** The following are uses allowed by an administrative permit in the I-1 District (based upon procedures set forth in and regulated by Section 51.02, Subd. E of this Ordinance):

1. Personal wireless service antennas as secondary uses as regulated by Section 51.03, Subd. M of this Ordinance.
2. Telecommunication towers as regulated by Section 51.03, Subd. M of this Ordinance.
3. Temporary mobile towers as regulated by Section 51.03, Subd. M of this Ordinance.

**Subd. F. Interim Uses.** The following are interim uses in the I-1 District: (Requires a conditional use permit based upon procedures set forth and regulated in Section 51.02, Subd. C of this Ordinance.)

1. Open and outdoor storage as a principal use provided that:
  - a. A minimum setback of seventy-five (75) feet is provided along abutting residentially zoned properties.
  - b. The setback shall include a buffer yard not less than twenty (20) feet in width provided along residentially zoned properties in compliance with Section 51.03, Subd. D.10 of this Ordinance.

- c. All storage is screened from view of neighboring uses and public rights-of-way via a fence or green belt planting strip or combination thereof in compliance with Section 51.03, Subd. D.10 of this Ordinance.
- d. The storage area does not take up parking space or loading space as required for conformity to this Ordinance.
- e. All lighting be in compliance with Section 51.03, Subd. D.3 of this Ordinance.
- f. The storage area is fenced and secured in an appropriate manner.
- g. The storage area is paved or surfaced to control dust and erosion.
- h. All parking, loading and truck staging activities shall occur on site. On-street parking and loading associated with the use is prohibited.
- i. Noises emanating from the use are in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota Regulations MPC 7030, as amended and City Code.
- j. The use is terminated upon a specified date or the happening of an event as determined by the City.

**Subd. G. Lot Requirements and Setbacks.** The following minimum requirements shall be observed in the I-1 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- 1. **Minimum Lot Area.** Forty thousand (40,000) square feet.
- 2. **Minimum Lot Width.** One hundred (100) feet.
- 3. **Minimum Lot Depth.** None.
- 4. **Setbacks.**
  - a. Front Yard. Not less than thirty (30) feet.
  - b. Side Yard. Not less than ten (10) feet, nor less than thirty (30) feet on a side yard abutting a street, nor less than twenty (20) feet on a side yard abutting any residential district.
  - c. Rear Yard. Not less than twenty-five (25) percent of the lot depth or thirty (30) feet, whichever is least, nor less than forty (40) feet in a rear yard abutting any residential zoning district.

## **Subd. H. Building Requirements.**

1. **Height.** No structure shall exceed four (4) stories, or forty-eight (48) feet, whichever is least, however, building heights in excess of the prescribed standard may be permitted through a conditional use permit, provided that:
  - a. The site is capable of accommodating any increased intensity of use.
  - b. Any increased intensity of use does not cause an increase in traffic volumes beyond the capacity of the surrounding streets.
  - c. Public utilities and services are adequate.
  - d. The front and side yard setbacks shall be increased one (1) foot for every three (3) feet of height in excess of three (3) stories or thirty-six (36) feet, whichever is least.
  - e. The provisions of Section 51.02, Subd. B.4 of this Ordinance are considered and satisfactorily complied with.
2. **Minimum Floor Area.** Industrial buildings (principal structure) having less than one thousand (1,000) square feet of floor area may only be allowed upon approval of a conditional use permit, as provided for in Section 51.02, Subd. B of this Ordinance.
3. **Exterior Building Elevations.**
  - a. Within the I-1 Zoning District, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast-in-place concrete, stone, wood, glass, or metal panels. Metal panels shall not encompass more than an average of twenty-five (25) percent of all building elevations combined (except as may be allowed in Section 51.03, Subd. C.3.g of this Ordinance).
  - b. **Accessory Buildings.** Accessory buildings shall be constructed of building materials to match the principal structure and comply with the building material requirements of this Ordinance.
  - c. In all zoning districts, mechanical equipment such as heating, ventilation, or air conditioning units located anywhere on the property shall be screened and painted to match the building exterior.