

# ARTICLE 28 I, INDUSTRY DISTRICT

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## SECTION 1. PURPOSE

The I, Industry District is intended to provide a district that will allow compact, convenient, limited, highway-oriented industry closely related to existing urban areas in the County and at standards that will not impair the traffic carrying capabilities of abutting roads and highways. It is recognized that industrial uses are an important part of the County's land use patterns. The regulations for this district are intended to encourage industrial development that is compatible with surrounding or abutting districts.

## SECTION 2. PERMITTED USES

~~All permitted uses are subject to zoning and building permits. All permitted uses are subject to zoning and building permits. Permitted uses allowed in the I Zoning District shall be as shown in Article 20, Section 8, "Table of Uses".~~

~~Subd. 1. — Any building materials storage yards.~~

~~Subd. 2. — Any contractor's establishment, storage yard or equipment rental.~~

~~Subd. 3. — Any essential services building or storage yards.~~

~~Subd. 4. — Any grain elevator; including storage and processing.~~

~~Subd. 5. — Any wholesale establishment; including warehousing, storage buildings, commercial laundries or dry cleaning plants.~~

~~Subd. 6. — Any manufacture, compounding or treatment of such products as bakery goods, candy cosmetics, dairy products, food products, drugs, perfumes, pharmaceutical, soap (cold mix only), or toiletries.~~

~~Subd. 7. — Any manufacture, compounding or treatment of such articles or merchandise, previously prepared materials which have been manufactured elsewhere; including bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semi-precious metals or stones, shells, textiles, tobacco, wood (excluding planing mills) yarn or paint, not employing a boiling process.~~

~~Subd. 8. — Any manufacturing process or treatment of products using light machinery; such as tool and die shops or metal fabricating plants.~~

~~Subd. 9. — Wind Energy Conversion Systems.~~

## SECTION 3. CONDITIONAL USES AND INTERIM USES

~~All conditional and interim uses are subject to zoning and building permits. All conditional uses and interim uses are subject to zoning and building permits. Conditional and interim uses allowed in the I Zoning District shall be as shown in Article 20, Section 8, "Table of Uses".~~

~~Subd. 1. — Any manufacturing of cement, lime, gypsum or plaster.~~

~~Subd. 2. — Any distillation of bone, coal, tar petroleum, refuse, grain or wood.~~

~~Subd. 3. — Any explosives manufacture or storage.~~

~~Subd. 4. — Fertilizer manufacture, compost or storage.~~

- ~~Subd. 5. — Any garbage, offal, dead animals, refuse, rancid fats, incineration, glue manufacturing, size or gelatine manufacturing where the processes include the refining or recovery of products from animal refuse or offal.~~
- ~~Subd. 6. — Any junkyard.~~
- ~~Subd. 7. — Livestock feeding yards, slaughtering of animals or stock yards.~~
- ~~Subd. 8. — Any petroleum or asphalt refining or manufacturing.~~
- ~~Subd. 9. — Any smelting or refining of metals from ores.~~
- ~~Subd. 10. — Any steam board hammers or forging presses.~~
- ~~Subd. 11. — Any storing, curing or tanning of raw, green or salted hides or skins.~~
- ~~Subd. 12. — Any lawful use of land or building not elsewhere provided for and which by its nature does not through noise, dirt, soot, offensive odors or unsanitary conditions constitute either a public or private nuisance.~~
- ~~Subd. 13. — Wind Energy Conversion Systems.~~

#### **SECTION 4. INDUSTRIAL DEVELOPMENT STANDARDS**

Uses established in the Industrial District shall be operated subject to the following conditions:

- Subd. 1. Every use, except permitted storage yards ~~for Subdivision 1, 2, 3, 4 and 9 of Section 2 of this Article,~~ shall be conducted wholly within a building with a landscaped front yard and with the side and rear yard used for loading and unloading and parking.
- Subd. 2. Any open storage area shall provide a graveled or aggregate surfaced area which shall be properly maintained.

#### **SECTION 5. ACCESSORY USES**

In the Industrial District any of the following accessory uses, buildings, or structures customarily incidental to any permitted or conditionally permitted use shall be permitted, provided that such accessory use, building or structure shall be located on the same property.

- Subd. 1. Any building or use customarily necessary to any permitted use which will not be detrimental either by reason of odor, smoke, noise, or vibration to the surrounding neighborhood, ~~which may~~ including the repair, alteration, finishing assembly, fabrication or storage of goods.
- Subd. 2. ~~Any building or use customarily necessary to any permitted uses, but which will not be detrimental either by reason of odor, smoke, noise or vibration to the surrounding neighborhood.~~
- Subd. 3. Any temporary building for uses incidental to construction work provided that such building shall be removed upon the completion of the construction work.
- Subd. 4. Any dwelling unit for employees having duties in connection with any premises requiring residence on the premises.

## **SECTION 6. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS**

Any lot in the Industrial District on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

- Subd. 1. Lot Size and Width. Any permitted or conditional use shall have an area sufficient in size to provide an adequate and safe water supply and sewage disposal system as established by standards required by state or County health regulations, but shall not be less than ~~ten thousand (10,000)~~ square feet in area and have a frontage of less than ~~fifty (50)~~ feet.
- Subd. 2. Yard Requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
- A. Front Yard.
1. ~~There shall be a minimum setback of 45-feet from any right-of-way lines. A front yard of not less than forty five (45) feet shall be provided as measured from the street right-of-way line.~~
  2. In the event any building is located on a lot at the intersection of two ~~(2)~~ or more roads or highways, such lot shall have a front yard abutting each such road or highway.
- B. Side Yard.
1. Every building shall have two ~~(2)~~ side yards. Each side yard shall have a minimum width of ~~twenty (20)~~ feet.
  2. ~~Any~~~~For a corner~~ lot abutting any agricultural or residential district, a minimum side yard of ~~forty five (45)~~ feet shall be required.
- C. Rear Yard. A rear yard of not less than ~~fifty (50)~~ feet shall be required.
- Subd. 3. ~~Bluff Impact Zone. For any use or structure in the I District, the setback from the bluff impact zone shall be no less than thirty (30) feet.~~
- Subd. 4. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements:
- A. All buildings shall not exceed ~~forty five (45)~~ feet in height.
- Subd. 5. Exceptions. Certain uses here exempted from meeting the lot size, yard, and height requirements. These exemptions are listed in Article 11, Section 21.

## **SECTION 7. ESSENTIAL SERVICES REGULATIONS**

Essential service facilities may be allowed in any Industrial District in accordance with the provisions of Article 15 of this Ordinance.

## **SECTION 8. GENERAL REGULATIONS**

Additional requirements for parking and other regulations in the Industrial District are set forth in Article 11 of this Ordinance.