

Section 30: Light Industry (I-1)

SECTION 30:

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30.01 Purpose: This district is intended to provide for light industrial warehousing and manufacturing activities which have adequate and convenient access to major streets and which can compatibly exist adjacent to non-industrial development. Activities that produce air or noise pollution will be restricted from this district.

30.02 Permitted Uses:

- Subd. 1.** Warehousing and indoor storage, excluding explosives and hazardous waste.
- Subd. 2.** Packing and crating establishments.
- Subd. 3.** Building materials sales and storage.
- Subd. 4.** Laboratories for research and quality control.
- Subd. 5.** Truck or freight terminals.
- Subd. 6.** Manufacturing, machining, processing, fabricating or assembly of a wide variety of products provided that the operations are conducted entirely within an enclosed building and that the operations produce no exterior noise, glare, fumes, obnoxious products, byproducts or wastes, or creates other objectionable effects on the environment.
- Subd. 7.** Offices related to other allowed uses provided that the office is limited to 50 percent of the principal structure.
- Subd. 8.** Metal stamping.
- Subd. 9.** Millwork.
- Subd. 10.** Farm and construction implement sales and service.

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- Subd. 11.** Commercial printing establishments.
- Subd. 12.** Radio and TV stations.
- Subd. 13.** Large vehicle repair.
- Subd. 14.** Storage and distribution of construction equipment and materials.
- Subd. 15.** Transportation terminals. (Bus, train, etc.)
- Subd. 16.** Sexually Oriented Business Activities as defined in Maple Lake City Code Chapter #13.
- Subd. 17.** Wholesale business establishments.
- Subd. 18.** Public utility and service buildings.
- Subd. 19.** Essential services: Telephone, communication, and power lines and necessary appurtenant equipment and structures
- Subd. 20.** Licensed daycares serving more than 12 children.

30.03 Accessory Uses:

- Subd. 1.** Above ground bulk liquid storage not to exceed 500 gallons.
- Subd. 2.** Food service such as a cafeteria or delicatessen for employees only.
- Subd. 3.** Incidental repair or processing necessary to conduct a permitted principal use so long as it does not occupy more than 30 percent of the gross floor area of the principal use.
- Subd. 4.** Machinery for the reduction of waste material.
- Subd. 5.** Security Structure: A unit for security accessory to the principal use of the site provided the unit complies with all applicable building and fire codes.
- Subd. 6.** Temporary construction trailers shall be permitted for construction purposes during the period of construction or alteration of a permanent building provided that (a) the structure is placed as inconspicuously as practical on the lot; (b) the structure shall cause no inconvenience to owners of occupants of other lots; (c) the

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structure shall be removed no later than 30 days after a certificate of occupancy is issued.

- Subd. 7.** Temporary outdoor promotional events and sales (not to exceed 72 hours) including food vendors (hot dog, popcorn, ice cream, pop stands, etc.) associated with a public, civic, or promotion event.
- Subd. 8.** Uses incidental to the principal uses such as off-street parking and loading and unloading of areas.
- Subd. 9.** Signs subject to the standards in Section #53.
- Subd. 10.** Accessory Buildings not to exceed 1,600 square feet.

30.04 Conditional Uses:

- Subd. 1.** Communication towers or antennas.

30.05 Interim Uses:

- Subd. 1.** Above ground bulk liquid storage having a capacity of 500 gallons or more.

30.06 Uses by Administrative Permit: Subject to the applicable provisions of this Section, performance standards established by this Ordinance, and processing requirements of Section #14 (Administrative Permits) of this Ordinance, the following are uses allowed in an I-1 District by Administrative Permit as may be issued by the Zoning Administrator.

- Subd. 1.** Land Excavation/Grading: Subject to the requirements in Section #48.
- Subd. 2.** Land Filling Operations: Subject to the requirements in Section #48.
- Subd. 3.** Mobile Home as Temporary Construction Office: Subject to the requirements in Section #52.

30.07 Performance Standards:

- Subd. 1.** Minimum Lot Area: 40,000 square feet.

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Subd. 2. Minimum Lot Width: 150 feet.

Subd. 3. Minimum Lot Depth: None.

Subd. 4. Front Yard Setback:

Minimum Front Yard Setback from:

State Highway: 125 feet from the center of the proposed ultimate right of way section for State Highway 55 or a minimum of 50 feet from the dedicated right of way that fits the ultimate section as defined by MnDOT or Wright County Highway Department.

County Road: 50 feet from Right of Way or Easement

City Street: 30 feet from Right of Way or Easement

Where a lot is located at the intersection of 2 or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot.

Subd. 5. Side Yard Setback:

A. Minimum Side Yard Setback: 25 feet.

B. Exception for Property Abutting a Residential District: If the property abuts a residential district, there must be at least a 50 foot setback on the side facing or abutting a residential district and a screening plan must be approved by the Planning Commission prior to the issuance of a Certificate of Occupancy.

Subd. 6. Rear Yard Setback:

A. Minimum Rear Yard Setback: 30 feet.

B. Exception for Property Abutting a Residential District: If the property abuts a residential district, there must be at least a 50 foot setback on the side facing or abutting a residential district and a screening plan must be approved by the Planning Commission prior

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to the issuance of a Certificate of Occupancy.

Subd. 7. Lots adjacent to Power Lines, Pipe Lines, and Rail Roads. Lots platted or located adjacent to power lines, pipe lines, and rail road right-of-way shall require additional depth of 20 feet above the minimum requirements of the Zoning District.

Subd. 8. Required Buildable Area. Except as may be approved by the City Council and except for lots of record, preliminary platted lots, and residential Planned Unit Development concepts having legal standing on January 1, 2005 (effective date of Ordinance), all lots must contain usable/buildable upland equal to at least 90 percent of the required minimum lot areas. The required upland area shall not contain wetlands, streams, ponds, steep slopes (12% or greater), easements, or any other non-buildable terrain. Lots which involve wetland mitigation practices shall be evaluated for conformance with this requirement based on wetland mitigation plans indicating areas of wetland filling or dredging.

Subd. 9. Site Coverage:

A. Maximum site coverage (maximum impervious surface): 85%

B. Exception: In the City's sole discretion, the maximum site coverage may be increased if the applicant demonstrates that storm water management issues are adequately addressed.

Subd. 10. Building Height:

A. The maximum height of all buildings shall not conflict with airport zoning regulations and, except as listed below, shall not exceed 45 feet.

1. Rooftop mechanical equipment shall not exceed the building height requirements by more than 10 feet.

2. Water towers are exempt from the building height requirement.

Subd. 11. Frost Footings. All structures shall have continuous frost footings and a continuous permanent foundation consisting of concrete block, concrete, or an approved equivalent. For the purpose of this Section,

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a frost footing shall be any footing placed at the required depth to avoid the accepted frost line as determined by an engineer of soil mechanics, and absent an engineers report, placed at a depth of at least 3 ½ feet.

Subd. 12. General Requirements.

- A. Building Permit Application. The application for a building permit in addition to other information required shall indicate the height, size, design, and all elevations of the proposed building and a description of the construction materials proposed to be used.
- B. Exterior Materials.
1. Required Facing. All buildings constructed of curtain wall panels of finished steel, aluminum or fiberglass shall be required to be faced with brick, wood, stone, architectural concrete cast in place or precast concrete panels on front wall surfaces. The required wall surface treatment may allow a maximum of 75% of the metal or fiberglass wall to remain exposed if it is coordinated into the architectural design.
 2. Masonry, Concrete, and Glass Encouraged. Exterior walls of masonry, concrete, and glass are encouraged.
 3. Colors. Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings.
- B. Deferment. The City may grant a deferment to a developer of industrial metal buildings or building additions from the exterior wall design requirements of Item 1 of Paragraph A above, when the building or building addition will be constructed in more than one phase.
- a. The deferment shall be until the second construction phase is completed or 5 years, whichever is less.
 - b. The developer shall provide the City with an irrevocable letter of credit for an amount 1-1/2 times the estimated cost of the required exterior wall treatment. The financial institution and letter of credit shall be subject to the approval of the City

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Attorney. The letter of credit shall secure compliance with this Section of the Zoning Chapter.

- C. Accessory Uses Compatible with Principal Uses. Garages, Accessory Structures, screen walls, and exposed areas of Retaining Walls shall be of a similar type, quality, and appearance as the principal structure on the lot.
 - D. Modifications and Building Height. Modifications to topography of a lot may not be undertaken as a means of achieving increased building height.
 - E. Outside Storage/Display. All exterior storage shall be screened so as not to be visible from adjoining properties and public streets except for the following:
 - 1. Merchandise being displayed for sale in accordance with zoning district requirements.
 - 2. Materials and equipment currently being used for construction on the premises.
- The City Council may order the owner of any property to cease or modify open storage uses including existing uses, if it is found that such use constitutes a threat to the public health, safety, convenience, or general welfare.
- F. Lockboxes. Lockboxes as approved by the fire department shall be required.
 - G. Prohibited Vehicle Use. Except for temporary construction trailers and mobile services operated by public service agencies (i.e., bookmobile, bloodmobiles, etc.) as allowed by the City, and trailers parked in designated and improved loading areas, no vehicle may be used for office, business, industrial, manufacturing, testing, or storage of items used with or in a business, commercial, or industrial enterprise, unless otherwise approved by the Zoning Administrator.

Amendment History of this Section

Amended February 21, 2006 (R2006-06). Effective Date: February 21, 2007. Amended Section 30.07, Subd. 11 to include the word *continuous*.

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Amended May 18, 2006 (R2006-18). Effective Date: February 21, 2007. Amended Section 30.07, Subd. 4, Front yard setback from state highway.

Amended October 17, 2006 (R2006-48). Effective Date: February 21, 2007. Added Subd. 20 to Section 30.02, Licensed Daycares serving more than 12 children.