

## Section 14. "I-1" Light Industrial District

Subd. 1. Purpose. The purpose of the "I-1" Light Industrial District is to provide for the establishment of ware-housing and light industrial development.

Subd. 2. The following are permitted uses in an "I-1" District:

- A. Airports.
- B. Blacksmith, welding, or other metal shops.
- C. Bottling establishments.
- D. Broadcasting antennae, television and radio.
- E. Building material sales and storage.
- F. Bus terminals and maintenance garages.
- G. Camera and photographic supplies manufacturing.
- H. Cartage and express facilities.
- I. Dry cleaning and express facilities.
- J. Electric light or power generating stations, electrical and electronic products manufacture, electrical service shops.
- K. Engraving, printing, and publishing.
- L. Essential services.
- M. Governmental and public utility buildings and structures.
- N. Jewelry manufacturing.
- O. Laboratories.
- P. Laundries, carpet, and rug cleaning.

- Q. Machine shops.
- R. Manufacture and repair of electrical signs, advertising structures, light sheet metal products, including heating and ventilating equipment.
- S. Manufacture or assembly of electrical appliances, instruments, and devices.
- T. Manufacture of musical instruments, novelties, and molded rubber products.
- U. Manufacture of pottery or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or natural gas.
- V. Manufacturing, compounding, assembly or treatment of articles or merchandise from previously prepared materials such as broadcloth, cork, fiber, leather, paper, plastic, metals, stones, tobacco, wax, yarns, and wools.
- W. Medical, dental, and optical laboratories.
- X. Paint mixing.
- Y. Radio and television.
- Z. Research laboratories.
- AA. Stationery book binding and other types of manufacturing of paper and related products, but not processing of raw material for paper production.
- BB. Storage or warehousing.
- CC. Trade schools.
- DD. Warehouses.

- EE. Wholesale business and office establishments.
- FF. Heating, plumbing, contracting and home furnishings, sales, service, repair, and related activities. **(Ordinance No. 7, Adopted 3-4-86)**
- GG. Specialized service repair and related business activities. **(Ordinance No. 7, Adopted 3-4-86)**
- HH. Major auto repair and equipment maintenance and repair shops. **(Ordinance No. 7, Adopted 3-4-86)**
- II. Small engine repair sales and service businesses. **(Ordinance No. 7, Adopted 3-4-86)**

Subd. 3. The following are conditional uses in an "I-1" District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 22 of this ordinance).

A. Open and outdoor storage as an accessory use, provided that:

1. The area is fenced and screened from view of neighboring residential uses or if abutting a residential district in compliance with Section 3, Subd. 2G, of this ordinance.
2. Storage is screened from view from the public right-of-way in compliance with Section 3, Subd. 2G, of this ordinance.
3. Storage area is grassed or surfaced to control dust.
4. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with Section 3, Subd. 2H, of this ordinance. **(Amended 8-9-2011 Ord. #353)**
5. The provisions of Section 22, Subd. 1E, of this ordinance are considered and satisfactorily met.

Subd. 4. The following are conditional uses in an "I-1" District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 22 of this ordinance.)

A. Open and outdoor service, sale, and rental as a principal or an accessory use and including sales in or from motorized vehicles, trailers, or wagons, provided that:

1. Accessory outside service, sales and equipment rental connected with a principal use is limited to thirty (30) percent of the gross floor area of the principal use.

2. Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with Section 3, Subd. 2G, of this ordinance.

3. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with Section 3, Subd. 2H, of this ordinance.

4. Sales area is grassed or surfaced to control dust.

5. The provisions of Section 22, Subd. 1E, of this ordinance are considered and satisfactorily met.

B. Processing of poultry and by-products and related operations, provided that:

1. Public utility rules and regulations regulating the disposal of plant operation wastewater are complied with.

2. Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movements, and be approved by the City Engineer.

3. Area shall have a drainage system which is subject to approval of the City Engineer.

4. All signing and informational or visual communication shall be in compliance with the sign ordinance.

5. Provisions are made to control and reduce noise.

C. Grain milling, processing, and packaging of grain and feed provided that:

1. That all mixing, milling, packaging or other processing be conducted inside a building;
2. That no outside storage is allowed except as provided in Section 14, Subdivision 3.A.;
3. Provisions are make to control any noise or vibrations from anu processing equipment.
4. Dust from the operation is contained within a structure or is controlled so as not to create a nuisance.
5. All lighting is hooded or directed so that the light source is not visible from the public right-of-way or neighboring properties.
6. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to constitute a blighting influence on properties in the vicinity;
7. All grain bins, legs, augers, conveyors, and other mechanical devices be enclosed within a structure;
8. A drainage plan for the site shall be submitted to the City Engineer for his written approval; and
9. All parking areas shall be surfaced with concrete or asphalt. **(AMENDED 7-6-95 ORD. # 91) & (Amended 8-9-2011 Ord. #353)**

D. Religious institutions provided that:  
**(Amended: Ord. No. 150 Adopted: 2/18/97)**

1. All set back requirements for the district are met.
2. All off-street parking requirements of this ordinance are met on the site or on lots abutting the site or across a public street or alley from the principal site.
3. All religious institutions permitted as a conditional use in the AI-1" District shall not be permitted in the AI-1" District after March 1, 2001, and religious institutions in existence as of that date must relocate out of the AI-1" District. **(Ord. No. 176 Adopted 2/2/99)**

E. Pre-School or Daycare Provided That:  
**(Added 7/13/2010 Ord. NO. 343)**

1. That the proposed DayCare/Pre-School operators understand that the environmental conditions in an Industrial District including: noise, vibration, and odors may not be conducive to the operation of a Day Care/Pre-School;
2. All design, operating and licensing requirements of appropriate Federal, State, County & City agencies are met;
3. The proximity of the outdoor play area to the building shall be designed so children do not have to cross areas of vehicle traffic;
4. Loading and drop-off locations shall not interfere with traffic flow;
5. Outside play areas shall be fenced for safety; and
6. Other conditions as the City Council may deem appropriate;  
**(Ordinance No. 343 Adopted 7-13-10)**

Subd. 5. Requirements. The following requirements shall be observed in an "I-1" Light Industrial District: **(Ordinance No. 7, Adopted 3-4-86)**

- A. Maximum building height: Four stories.
- B. Minimum lot area: 20,000 square feet

C. Minimum lot width: 100 feet

D. Yard setback requirements:

1. Front yard: 40 feet
2. Side yard: 30 feet
3. Rear yard: 40 feet

(Pages 282-291 Reserved for Changes)