

## Section 15. "I-2" Heavy Industrial District

Subd. 1. Purpose. The purpose of the "I-2" Heavy Industrial District is to provide for the establishment of heavy industrial and manufacturing development and use which, because of the nature of the product or character of activity, requires isolation from residential or commercial use.

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

A. Any use permitted in the "I-1" Light Industrial District, except retail sales. **(Ordinance No. 7, Adopted 3-4-86)**

B. Automobile assembly and major repair and small engine sales service repair in conjunction with major auto repair or assembly businesses. **(Ordinance No. 7, Adopted 3-4-86)**

C. Creamery and bottling plant.

D. Foundry.

E. The manufacturing, compounding, assembly, packaging, treatment, or storage of products or material including: breweries, cement, stone cutting, brick, glass, batteries (wet cell), ceramic products, mill working, metal polishing and plating, paint (pigment manufacturing), vinegar works, rubber products, plastics, meat packing, flour, feed, grain milling, milling, coal or tar asphalt distillation, rendering works, distillation of bones, sawmills, lime, gypsum, plaster of paris, glue, size, cloth, and similar uses.

Subd. 3. The following are permitted uses in an "I-2" Heavy Industrial District:

A. All permitted accessory uses allowed in an "I-1" Light Industrial District:

Subd. 4. The following are conditional uses in an "I-2" Heavy Industrial District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 22 of this ordinance).

- A. All conditional uses allowed in an "I-1" Light Industrial District.
- B. LP gas storage provided that:
  - 1. All requirements of the current National Fire Protection Association Pamphlet No. 58 "liquored petroleum gases" are considered and satisfactorily met.
  - 2. 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.
  - 3. Storage is screened from view from the public right-of-way in compliance with Section 3, Subd. 2G, of this ordinance.
  - 4. Storage area is grassed or surfaced to control dust.
  - 5. 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.
  - 6. The proposal has been reviewed and approved in writing by the Minnesota State Fire Marshall.
  - 7. The provisions of Section 22, Subd. 1E, of this ordinance are considered and satisfactorily met.
- C. The following uses provided they meet all the requirements of Section 3, Subd. 2:
  - 1. Acid manufacture.
  - 2. Auto wrecking, junk yard, used auto parts (open storage) and similar use.
  - 3. Commercial stockyards and slaughtering of animals.

4. Creosote plant.
  5. Crude oil, gasoline, or other liquid storage tanks (except LP gas).
  6. Extraction of materials, provided that the land is left in a useable condition when the use ceases to operate, and provided the application for such conditional use permit is accompanied by a map or plan clearly showing the proposed depth, side slopes, and grades which will be permanently established upon the land as a result of such extraction.
  7. Incineration or reduction of waste material other than customarily incidental to a principal use.
  8. Kilns or other heat processes fired by means other than electricity.
  9. Poison, fertilizer, fuel briquettes.
  10. Refuse and garbage disposal.
  11. Storage, utilization, or manufacture of solid materials or products which could decompose by detonation.
- D. Junk yard or salvage operation provided that:
1. All outside storage areas are fully screened from view with a 6 foot high sight obscuring fence and that a planting buffer is in place between the fence and the property line.
  2. All petroleum and other hazardous fluids shall be drained from all items listed in Section 2, Subdivision 118, and appropriate safety precautions, such as the removal of door and trunk locks, shall be removed to avoid injury and accidents.
  3. Tires shall be removed and disposed of within 60 days at a duly licensed disposal facility. Proof of disposal shall be provided to the Code Enforcement Officer upon request.
  4. All junk and *salvage materials* shall be stored within the screened/fenced areas and the operation shall be conducted in such a manner as to prevent

unsightliness to the adjacent area; and also complying with the Land Use Regulations in Section 3, Subdivision 2G of the Zoning Ordinance.

5. No open burning of *salvage materials or junk* shall be permitted on the premises. Waste fluids and unusable materials shall be disposed of in a duly licensed disposal facility.
6. The storage area is grassed or surfaced to control dust.
7. All lighting be hooded and so directed so light sources are not visible from neighboring properties or the public right of way.
8. That the hours of operation be limited to 7:00 A.M. until 10:00 P.M.
9. Any other conditions which the City Council deems appropriate.  
**(Ordinance No. 315, Added: 9-11-07)**

Subd. 5. Requirements. The following requirements shall be observed in an "I-2" Heavy Industrial District. **(Ordinance No. 7, Adopted 3-4-86)**

- A. Maximum building height: Four stories
- B. Minimum lot area: 30,000 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 296-300 Reserved for Changes)