

**SECTION 1062 – I-3, ISOLATED INDUSTRIAL DISTRICT**

SECTION

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**1062.01: PURPOSE:** The purpose of the I-3, Isolated Industrial District is to provide areas suitable for the location of general industrial activities, including manufacturing and other such activities which because of the nature of the product, character of operation, or outdoor storage needs require strict isolation from or special protections for all institutional, residential and commercial uses.

**1062.02: PERMITTED USES:** Subject to the applicable provisions of this Ordinance the following are permitted uses in an I-3, District:

**Subd. 1.** Breweries.

**Subd. 2.** Manufacturing or assembly of a wide variety of products that produce no exterior noise, glare, fumes, obnoxious products, byproducts or wastes, or creates other objectionable effects and impacts on the environment.

**Subd. 3.** Processing, fabricating, or providing a service provided the operations are conducted entirely within an enclosed building and that the operation complies with performance standards identified by Section 1032 (Performance Standards) of this Ordinance.

**Subd. 4.** Manufacturing, compounding, assembly, packaging, treatment, or storage of the following products or materials: brewing, cement, concrete, stone cutting, brick, glass, batteries (wet cell), ceramic products, mill working, metal polishing and plating, paint (pigment manufacturing), rubber products, plastics, meat packing, flour, feed, grain milling, sawmill, lime, plaster of Paris, cloth and adhesives.

**Subd. 5.** Automobile repair, major, provided the operation is conducted within an enclosed building.

- Subd. 6.** Animal Keeping.
- Subd. 7.** Essential services, not including structures, except those requiring administrative permits or conditional use permits pursuant to Section 1024 (Essential Services) of this Ordinance.
- Subd. 8.** Glass manufacturing, compounding, assembly, treatment or storage.
- Subd. 9.** Jewelry Manufacturing.
- Subd. 10.** Laboratories.
- Subd. 11.** Machine shop.
- Subd. 12.** Mill working.
- Subd. 13.** Offices related to other allowed uses (limited to fifty (50) percent of the principal structure).
- Subd. 14.** Office/warehouse.
- Subd. 15.** Personal wireless service towers and antennas as regulated by Section 1022 (Antennas) of this Ordinance.
- Subd. 16.** Radio and television stations.
- Subd. 17.** Warehousing and indoor storage excluding explosives and hazardous waste.
- Subd. 18.** Wholesale showrooms.

**1062.03: ACCESSORY USES:** Subject to the applicable provisions of this Ordinance the following are permitted accessory uses in an I-3 District:

- Subd. 1.** Accessory antennas. Accessory antennas in conformance with Section 1022 (Antennas) of this Ordinance.
- Subd. 2.** Accessory uses and structures incidental and customary to the uses allowed as permitted, conditional, interim, and administrative permit in this Section.
- Subd. 3.** Antennas located upon a public structure or existing tower as regulated by Section 1022 (Antennas) of this Ordinance.

**Subd. 4.** Garage, Private. Private garages and parking spaces for licensed and operable passenger cars and trucks not to exceed a gross weight of twelve thousand pounds, as regulated by Section 1030 (Off-Street Parking and Loading) of this Ordinance.

**Subd. 5.** Fences as regulated by Section 1025 (Fences) of this Ordinance.

**Subd. 6.** Incidental repair, processing or indoor storage necessary to conduct a permitted principal use so long as it does not occupy more than thirty (30) percent of the gross floor area of the principal use.

**Subd. 7.** Off-street Loading.

**Subd. 8.** Radio and television receiving antennas, including single satellite dish TVRO's three and one-half (3.5) meters or less in diameter, short wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 1022 (Antennas) of this Ordinance.

**Subd. 9.** Signs as regulated by City Code Chapter 1300 (Signs).

**1062.04: USES BY ADMINISTRATIVE PERMIT:** Subject to the applicable provisions of this Section, performance standards established by this Ordinance, and processing requirements of Section 1003 (Administrative Permits) of this Ordinance, the following are uses allowed in an I-3 District by administrative permit as may be issued by the Zoning Administrator:

**Subd. 1.** Essential services requiring a permit from the City Engineer as provided by Section 1024 (Essential Services) of this Ordinance.

**Subd. 2.** Land filling and land excavation/grading operations (50 to 250 cubic yards of material), except mining, as regulated by Section 1026 (Grading, Filling and Excavating) of this Ordinance.

**Subd. 3.** Signs as regulated by City Code Chapter 1300 (Signs).

**Subd. 4.** Temporary uses.

1. Temporary mobile towers for personal wireless service antennas.
2. Temporary construction buildings, trailers and the like shall be permitted for construction purposes during the period of construction or alteration of a permanent building provided:
  - 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 structure shall be removed no later than thirty (30) days after the date of completion for beneficial occupancy of the building.
3. Temporary structures and uses as allowed by Section 1012 (Temporary Uses) of his Ordinance.

**1062:05: CONDITIONAL USES:** Subject to the applicable provisions of this Ordinance, the following are conditional uses in an I-3 District. (Requires a conditional use permit based upon the procedures set forth in and regulated by Section 1007 (Conditional Use Permits) and Section 1032 (Performance Standards) of this Ordinance.

**Subd. 1.** Acid manufacture.

**Subd. 2.** Antennas not located on a public structure or existing tower, as regulated by Section 1022 (Antennas) of this Ordinance.

**Subd. 3.** Commercial and public radio and television transmitting antennas and public utility microwave antennas, as regulated by Section 1022 (Antennas) of this Ordinance.

**Subd. 4.** Commercial and public satellite dish transmitting or receiving antennas in excess of three and one-half (3.5) meters in diameter as regulated by Section 1022 (Antennas) of this Ordinance.

**Subd. 5.** Contractor's operation.

**Subd. 6.** Crude oil, gasoline or other liquid storage tanks.

**Subd. 7.** Distribution Center.

**Subd. 8.** Essential service structures. Essential services requiring a conditional use permit pursuant to Section 1024 (Essential Services) of this Ordinance and including, but not limited to: buildings such as telephone exchange stations, publicly regulated communications, electrical power substations and other structures utilized to provide essential services, provided that:

- 1. No building shall be located within fifty (50) feet from any lot line of an abutting lot in a residential zoning district.
- 2. The architectural design of the service structure shall be compatible to the neighborhood in which it is to be located.

**Subd. 9.** Food Service as an accessory use (cafeteria or delicatessen for employees only).

**Subd. 10.** Firearm range.

**Subd. 11.** Garage, public.

**Subd. 12.** Heliport.

**Subd. 13.** Incineration or reduction of waste material, other than customarily incidental to a principal use.

**Subd. 14.** Kilns or other heat processes fired by means other than electricity.

**Subd. 15.** Municipal government buildings and uses. Municipal government utility stations, facilities, equipment, water towers, lift stations, booster or pressure regulating stations, wells and pumping stations, municipal utility buildings and structures necessary for the health, safety and general welfare of the community including the storage of fire fighting apparatus provided that:

1. **Compatibility and Setbacks.** Conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.
2. **Equipment Enclosed.** Equipment is completely enclosed in a permanent structure or screened. Water towers are exempt from this provision.
3. **Open storage of maintenance equipment and trucks over one and one-half (1 ½) tons, stockpiling of aggregate or other materials and open storage of shall not be permitted.**

**Subd. 16.** Optical Manufacturing.

**Subd. 17.** Parking ramp.

**Subd. 18.** Personal wireless service antennas not located upon a public structure or existing tower as regulated by Section 1022 (Antennas) of this Ordinance.

**Subd. 19.** Printing Establishment.

**Subd. 20.** Public buildings.

**Subd. 21.** PUD, Industrial. Industrial planned unit developments as regulated by Section 1011 (Planned Unit Developments) of this Ordinance.

**Subd. 22.** Recreation field, structure or building.

**Subd. 23.** Refuse and garbage disposal.

**Subd. 24.** Restaurant (cafeteria) provided for the use of employees of the principal use only.

**Subd. 25.** Security structure. A dwelling unit for security accessory to the principal use of the site provided the dwelling unit is part of the principal structure and the dwelling unit complies with all applicable building and fire codes.

**Subd. 26.** Signs as regulated by City Code Chapter 1300 (Signs).

**Subd. 27.** Structures exceeding thirty-five (35) feet in height or three (3) stories or more in height (non-Shoreland areas).

**Subd. 28.** Taprooms.

**Subd. 29.** Truck or freight terminal.

**1062.06: INTERIM USES:** Subject to the applicable provisions of this Ordinance, the following are interim uses in the I-3 District and are further governed by Section 1010 (Interim Use Permits) of this Ordinance.

**Subd. 1.** Land filling and land excavation/grading operations (250 plus cubic yards of material), including mining as regulated by Section 1026 (Grading, Filling and Excavating) of this Ordinance.

**Subd. 2.** Metal buildings (existing).

**Subd. 3.** Outdoor storage, accessory, provided:

1. The outdoor storage area occupies space other than the required front yard setback.
2. The outdoor storage area shall be bermed, fenced, screened and/or landscaped according to a plan in compliance with Section 1027 (Landscape, Screening and Tree Preservation) of this Ordinance and subject to the approval of the Zoning Administrator from all public or railroad right-of-ways, commercial land uses, and residential land uses.
3. The outdoor storage area is surfaced with asphalt or other similar material to control dust and weeds and subject to the approval of the City Engineer.

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 within Section 1032 (Performance Standards) of this Ordinance.
5. The outdoor storage area shall not encroach upon required parking space or required loading space as required by this Ordinance.
6. The property stored shall not include any waste, except as provided for in Section 1032 (Performance Standards) of this Ordinance.
7. The outdoor storage area shall not encroach into the required rear yard or side yard setback area if abutting a residential district.
8. The interim use permit shall terminate upon a change of occupancy or other date as determined by the City Council in accordance with Section 1010 of this Ordinance.

**1062.07: SPECIAL DESIGN AND PERFORMANCE STANDARDS.** The following special design and performance standards shall be observed in the I-3 District subject to the additional standard requirements, exceptions and modifications set forth in this Ordinance:

**Subd. 1.** Load bearing structural components shall be steel or structural concrete; provided that materials of greater strength may be used if approved by conditional use permit.

**Subd. 2.** Screening of service facilities and storage areas.

1. Garbage and refuse containers shall be contained within buildings or shall be concealed by means of shrubbery or screening walls of materials similar to and compatible with that of the building and as required by Section 1032 (Performance Standards) and Section 1027 (Landscape, Screening and Tree Preservation) of this Ordinance.
2. Fuel and other storage tanks shall meet requirements of Section 1032 (Performance Standards) of this Ordinance, be integrated with the concept of the building plan, be designed so as not to attract attention, be inconspicuously located.
3. No materials, supplies or equipment shall be stored in any area on a lot except inside a closed building or behind a visual barrier which screens such areas so that they are not visible from the streets or from the front yard of adjoining lots, or from public waters (if located in a Shoreland Management District).

**Subd. 3.** Utilities.

1. All electrical, telephone, gas, cable, and other utility lines (excluding lines in excess of 12 kv) shall be placed underground.
2. All utility facilities and equipment shall be visually screened from view from streets and adjacent lots.

**Subd. 4.** Driveways, parking lots and loading areas.

1. All driveways and areas for parking, maneuvering, loading, and unloading shall be paved with asphalt, concrete or similar material as approved by the City Engineer and subject to the provisions of Section 1030 (Off-street Parking and Loading) of this Ordinance.
2. Truck parking areas shall be screened as required by Section 1027 (Landscape, Screening and Tree Preservation) and Section 1030 (Off-street Parking and Loading) of this Ordinance.
3. A reduction of up to ten (10) percent in the number of required off-street parking spaces may be approved by the Zoning Administrator in the case of shared parking areas between abutting uses.
4. No parking spaces shall be located on corner lots at the point of street intersections.
5. All external loading and service areas accessory to industrial buildings shall be screened from the ground level view form contiguous residential or commercial properties and adjacent streets except at access points.
6. Loading areas and docks, as required by Section 1030 (Off-Street Parking and Loading) of this Ordinance, are limited to the rear or side of the principal building.
7. Special landscape screening or building design measures shall be required to minimize and limit the visual impact of loading docks and areas.

**Subd. 5.** Exterior Lighting. All exterior lighting shall be constructed and maintained in accordance with the provisions of Section 1032 (Performance Standards) of this Ordinance and as follows:

1. Lighting fixtures shall not be more than forty (40) feet in height.
2. Flood lighting of buildings shall be limited to concealed light sources.
3. Lighting shall be installed and maintained in such a manner as to minimize glare onto adjacent lots and streets.

4. Lighting shall be shielded from view of public waters within Shoreland Districts, assuming summer, leaf on conditions.

**Subd. 6.** Landscaping.

1. Not less than ten (10) percent of the area of a lot shall be landscaped by means of a lawn and/or other ground cover, combined with shrubbery, trees and the like, which may be complimented with earth berm, masonry or similar material, all harmoniously combined with themselves and with other improvements on the lot.
2. The periphery of all parking lots shall be landscaped and screened in compliance with Section 1027 (Landscape, Screening and Tree Preservation) of this Ordinance.
3. To the extent possible, water quality ponding areas shall be designed and landscaped in a park-like character, and in compliance with City engineering standards.
4. Existing trees shall be maintained and preserved to the extent possible.
5. A landscape plan for each lot shall be submitted and approved by the City Zoning Administrator as part of the site plan approval and prior to issuance of building permits for the lot.
6. The landscape materials shall be consistent with the species and size requirements of Section 1027 (Landscape, Screening and Tree Preservation) of this Ordinance.
7. All landscape areas shall be irrigated.
8. A landscape security shall be provided as required by Section 1027 (Landscape, Screening and Tree Preservation) of this Ordinance.

**Subd. 7.** Construction materials, dirt, mud, garbage, trash or other debris shall not be allowed to accumulate on the lot or upon adjacent parcels or streets. Suitable dust and erosion control measures shall be implemented at all times as required by the City Engineer and/or City Building Official.

**Subd. 8.** Mechanical equipment/structures.

1. All mechanical equipment shall be located or screened so as not to be visible from streets and in compliance with Section 1032 (Performance Standards) and Section 1027 (Landscape, Screening and Tree Preservation) of this Ordinance.

2. Penthouse and mechanical equipment screening shall be aesthetically incorporated with those of the building.
3. Mechanical equipment located on a roof may be painted to be compatible with the building, rather than screened if approved by conditional use permit.
4. No private water towers, water tanks, tents, elevator housing, equipment, signs, towers or gravity flow storage shall be permitted without approval of a conditional use permit.

**Subd. 9. Pedestrian Circulation.**

1. Each property shall provide a designated pedestrian circulation system through and from off-street parking areas to the main entrance of the principal structure.

**1062.08: SHORELAND MANAGEMENT PROVISIONS.** Shoreland Management Provisions. The following standards apply to industrial uses within Shoreland Overlay Districts:

1. Industrial uses without water-oriented needs must be located on parcels or lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must be landscaped to obscure view of structures or buildings from the water by vegetation or topography, assuming summer, leaf-on conditions.
  - a. Structures, parking areas, and other facilities shall be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, or color, assuming summer, leaf-on conditions. Vegetative and topographic screening shall be preserved, if existing, or may be required to be provided.
  - b. Accessory structures and facilities shall meet the required principal structure setback and shall be centralized.
  - c. Uses that require short-term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need.

**1062.09: LOT AREA, HEIGHT AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in the I-3 District subject to additional requirements, exceptions and modifications set forth in this Ordinance:

**Subd. 1.** Lot and Setback Provisions:

<i>Description</i>	<i>Standard</i>			
Minimum Lot Area:	40,000 square feet			
Minimum Lot Width:	100 feet			
Accessory Structure Maximum Height:	17 feet			
Maximum Building Coverage:	50%			
<b>Setback Description</b>	<b>Principal Structure</b>	<b>Accessory Structure</b>	<b>Parking</b>	<b>Parking Adjacent to "R" District</b>
Front Yard:	40 feet	N/A	20 feet	20 feet
Side Yard:	20 feet	10 feet 20 feet if adjacent to "R" District	10 feet	20 feet
Rear Yard:	30 feet	10 feet 20 feet if adjacent to an "R" District	15 feet	20 feet
Principal Arterial Road:	40 feet			20 feet
Minor Arterial Road:	40 feet			
Collector Road:	40 feet			
Rail Road Right-of-Way	10 feet			
General Development Lake	50 feet			
Recreational Development Lake	75 feet			
Natural Environment Lake	150 feet			
Top of Bluff	30 feet			
River – Agricultural River (Elk River)		50 feet		
River – Forested River (St. Francis & Snake Rivers)		150 feet		
Wetland Setback & Buffer		30 feet (from delineated boundary)		

**Subd. 4.** Building Height: No structure shall exceed 35 feet, however building heights in excess of the prescribed standard may be permitted through a conditional use permit provided that:

1. The site is capable of accommodating any increased intensity of use.
2. Any increased intensity of use is not reasonably expected to cause an increase in traffic volume beyond the capacity of surrounding streets.
3. Public utilities and services are adequate.
4. If located within a Shoreland Management District, the use shall be screened from view from the lake by vegetation, topography and color, assuming summer leaf-on conditions.

**Subd. 5.** Impervious Surface Coverage Non-Shoreland Lots. All lots within the I-3, General Industrial District shall comply with the following standards:

1. The maximum amount of impervious surface coverage for non-shoreland lots shall be eighty-five (85) percent.

**Subd. 6.** Impervious Surface Coverage Shoreland Lots. All lots within the I-3 General Industrial District and located within a Shoreland Management District shall comply with the following standards:

1. An existing site which is being altered, remodeled, or expanded without expanding the existing impervious surface may be allowed through the site plan review process established in Section 1013 (Site Plans) of this Ordinance.
2. New construction on conforming lots or an existing site being altered, remodeled, or expanded which expands the existing impervious surface coverage may be allowed through the plan review process established in Section 1013 (Site Plans) of this Ordinance, provided the impervious surface coverage does not exceed fifty (50) percent of the total lot and provided the following stipulations are met:
  - a. All structures, additions or expansions shall be setback double the required setback for the public water.
  - b. The lot shall be served by municipal sewer and water.
  - c. The lot shall provide for the collection and treatment of storm water in compliance with the City Stormwater Management Plan if determined that the site improvements will result in increased runoff directly entering a public water. All development plans shall require review and approval by the City Engineer.
  - d. Structures, parking areas, and other facilities shall be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, color, assuming summer,

- leaf-on conditions. Vegetative and topographic screening shall be preserved, if existing, or may be required to be provided.
- e. Accessory structure and facilities shall meet the required principal structure setback and shall be centralized.
  - f. A conservation easement, deed restriction or other protective measure shall be provided for and recorded with Sherburne County over the area of the lot located within the Shore Impact Zone.
3. Impervious surface coverage may be allowed to exceed fifty (50) percent of the total lot or exceed existing conditions of the lot which are over fifty (50) percent provided the following stipulations are met:
- a. Improvements that will result in an increased rate of runoff directly entering a public water shall have all structures and practices in compliance with the City storm water management plan in place for the collection and treatment of storm water runoff or will be constructed in conjunction with a conditional use permit application.
  - b. A conditional use permit is submitted and approved as provided for in Section 1007 (Conditional Use Permits) of this Ordinance.
  - c. All the lot area, width and building height standards of the district are met.
  - d. Measures for the treatment of storm water runoff and/or prevention of storm water from directly entering a public water include such appurtenances as sediment basins (debris basins, desilting basins, or silt traps), installation of debris guards and microsilt basins on storm sewer inlets, oil skimming devices, etc.
  - e. The provisions of 2, a through f, are satisfied.