

**City of Lonsdale
Rice County, Minnesota**

Ordinance 2014-259

An Ordinance Amending City Code §153.040 by
Creating a New C-I, Commercial-Industrial Zoning District

Whereas, In 2013-2014, the City of Lonsdale developed the Lonsdale Business Park with financial help from the Minnesota Department of Employment & Economic Development to: 1) create greater job opportunities, 2) to provide an adequate supply of certified shovel-ready industrial lots, and 3) to increase the overall tax base of the City; and

Whereas, the need for a hybrid zoning district was recognized throughout the development of the Lonsdale Business Park, and that said new district should allow for a mix of both commercial and industrial uses with higher building design standards along major roadways; and

Whereas, the Lonsdale Planning Commission created a new hybrid zoning district: “C-I, Commercial-Industrial” by combining uses and regulations from the B-2, I-1, and I-2 zoning districts; and


Whereas, the Lonsdale Planning Commission held a public hearing on October 16, 2014 and recommended approval to create a new “Commercial-Industrial” zoning district.

Now Therefore Be It Ordained, by the Lonsdale City Council, that:

Lonsdale City Code §153.040, Zoning Districts, is hereby amended to add Subsection (0), C-I, Commercial-Industrial District as stated on Exhibit A.

This Ordinance shall be in full force and effect from and after its approval and publication.
Passed by the City Council of the City of Lonsdale, Minnesota, this 13th day of November, 2014.

CITY OF LONSDALE



Mayor Tim Rud

ATTEST:



City Administrator Joel Erickson

(S E A L)

EXHIBIT A
COMMERCIAL-INDUSTRIAL ZONING DISTRICT

City Code §153.040 (O) C-I, Commercial-Industrial District

1) Purpose.

The C-I District accommodates both commercial and industrial uses that strengthen local employment opportunities and the overall tax base of the City. Businesses in this district are typically dependent on being located in close proximity to a major roadway for high traffic visibility and easy access. Higher quality building materials and design standards provide for an overall positive visual appearance in this district. Furthermore, this district is intended to encourage the development of commercial and industrial uses which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants

2) Definitions.

ANIMAL HOSPITAL. A place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

AUTOMOBILE REPAIR - MAJOR. General repair, rebuilding or reconditioning of engines, motor vehicles, tractor, or trailers, including body work, frame work, welding, and major painting surface.

AUTOMOBILE REPAIR - MINOR. The replacement of any part or repair of any part which does not require the removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service when the service above stated is applied to passenger automobiles and trucks, not in excess of 7,000 pounds gross vehicle weight.

AUTOMOBILE SERVICE STATION. A retail place of business engaged primarily in the sale of motor vehicle sales, but also may be engaged in supplying goods and services generally required in the operation and maintenance of motor vehicles. These may include sale of petroleum products, sale and servicing of tires, batteries, automotive accessories and replacement items, washing and lubrication services, and the performance of automotive maintenance and repair.

CLINIC. A building in which a group of physicians, dentists, and/or allied professional assistants are associated for carrying on their profession. The **CLINIC** may include a dental or medical laboratory, but shall not include in-patient care or operating rooms for major surgery.

COMMERCIAL CAR WASHES. A principal, accessory building, or part of a principal building equipped with mechanical equipment or conveyor system and other equipment and facilities for washing automobiles.

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CONVENIENCE FACILITY. An establishment where the principal use is the sale of gasoline or any other automobile engine fuel (stored only in underground tanks), kerosene, motor oil, lubricants, grease or minor accessories, directly to the public on the premises. In addition, household and convenience items, food or other miscellaneous retail goods commonly associated with the same also may be sold.

COMMERCIAL KENNELS. Any place where four or more of any type of domestic pets, over four months of age, are boarded, bred, trained, or offered for sale.

DAY CARE CENTERS, LICENSED. Any facility, public or private, which for gain or otherwise regularly provides one or more persons with care, training, supervision, habilitation, rehabilitation, or development guidance on a regular basis, for periods of less than 24 hours per day, in a place other than the client's own home. **LICENSED DAY CARE FACILITIES** include but are not limited to family day care homes, group family day care homes, day care centers, day nurseries, nursery schools, development achievement centers, and adult daycare centers.

DRIVE-THROUGH. Any restaurant, financial institution, product or service vending enterprise where business is transacted through a window or other mechanical device with a patron who is in a vehicle.

FINANCIAL INSTITUTIONS. A commercial banking establishment or savings and loan association chartered by the State of Minnesota or the United States.

GARDEN CENTER. A place of business where retail and wholesale products and produce are sold to the retail consumer. These centers, which may include a nursery and/or greenhouses, import most of the items sold. These items may include plants, handicrafts, nursery products and stock, landscaping materials, fertilizers, potting soil, hardware, lawn and garden power equipment and machinery, hoes, rakes, shovels, and other garden tools and utensils.

HEALTH AND RECREATIONAL CLUBS. A building with the primary purpose of offering one or more facilities for instruction, training, encouragement, or assistance in physical fitness, in return for the payment of a fee entitling the member to the use of the facilities.

HOTEL. A building containing guest rooms in which lodging is provided with or without meals for compensation and which is open to transient or permanent guests or both, and where no provision is made for cooking in any guest room, and which ingress and egress to and from all rooms is made through inside lobby or office supervised by a person in charge.

LABORATORY, MEDICAL OR DENTAL. An establishment primarily engaged in providing professional analytic or diagnostic services to the medical profession, or to the patient, on direction of physician; or an establishment primarily engaged in making dentures, artificial teeth, and orthodontic appliances to order for the dental profession.

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MANUFACTURING. Manufacturing, processing, packaging, or assembly of products and also breweries, cement production, 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, milling, food and agricultural products, plastics, coal, tar, distillation of bones, sawmill, lime, gypsum, plaster of paris, glue, size, cloth, and similar use.

MANUFACTURING-LIGHT. Fabrication, processing, or assembly employing only electric or other substantially noiseless and inoffensive power sources, utilizing hand labor or quiet machinery, and processes, and free from neighborhood disturbing agents, such as odors, gas, fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration. Such uses include, but are not limited to, the following: lumberyard, machine shops, products assembly, sheet metal shops, plastics, electronics, signs and displays, printing publishing, fabricated metal parts, appliances, clothing, textiles, and used auto parts.

MINISTORAGE. An enclosed storage facility containing multiple individual units used solely for the storage of personal property. These units are intended to be leased or rented to private individuals. This facility is not intended to be used for commercial or industrial storage, nor shall the storage of flammable liquids or other hazardous materials be permitted.

MOTELS. An establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom, located on a single zoning lot and designed for use by transient automobile tourists, and furnishing customary hotel services.

OFF-SALE. Retail sale in the original package of any alcoholic beverages, intoxicating liquor, 3.2% malt liquor or other items, as part of a commercial transaction from the municipal liquor store for consumption away from the dispensary.

ON-SALES. A building with facilities for serving any alcoholic beverages, intoxicating liquor, 3.2% malt liquor or other items and short order foods.

OPEN SALES LOT. Any land used or occupied for the purpose of displaying of goods for sale, rent, lease, or trade, where such goods are not enclosed within a building and under the open sky prior to sale.

OPEN SALES or STORAGE LOT. Any land used or occupied for the purpose of displaying of goods, parts, products, or fuel for sale, rent, lease, trade, or storage, where such goods are not enclosed within a building and under the open sky prior to sale or use.

PHARMACY. Retail sale of any pharmaceuticals or other similar items wherein the merchandise is exhibited or sold.

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PLACES OF WORSHIP. A church, synagogue, temple, mosque, or other facility that is used for worship by persons of similar beliefs, or a special purpose building that is designed or particularly adapted for the primary use of conducting on a regular basis, religious services and associated accessory uses by a religious congregation and which building together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

PROFESSIONAL AND BUSINESS OFFICE AND SERVICES. A building in which professional and management duties and services are carried out, including psychiatrists and psychologists' offices; architectural, engineering, planning, legal offices, and photographic studios and businesses of a nonretail nature and clerical services and duties are carried out, including, corporate banks, credit unions, insurance and real estate offices.

PUBLIC BUILDINGS. Buildings or structures owned and operated by the city.

PUBLIC PARKS AND PLAYGROUNDS. Includes all uses such as tennis courts, ballfield, picnic areas, and the like that are commonly provided for the public at parks, playgrounds, community centers and other sites, owned and operated by a unit of government for the purpose of providing recreation.

PUBLIC UTILITY STRUCTURES. Persons, corporations or governments supplying gas, electric, transportation, water, sewer, or land line telephone service to the general public. For the purpose of this chapter, "Commercial Wireless Telecommunication Services" shall not be considered a public utility use and is defined separately.

RECREATIONAL, COMMERCIAL. Includes all uses such as bowling alleys, driving ranges, mini-golf courses, movie theaters that are privately owned and operated with the intention of earning a profit by providing entertainment for the public.

RESEARCH/DESIGN FACILITIES. Medical, chemical, electrical, metallurgical, or other scientific research and quality control, conducted in accordance with the provisions of the zoning ordinance.

RESTAURANTS, FAST FOOD. An establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state for consumption: (1) within restaurant building; (2) within a motor vehicle parked on the premises; or (3) off the premises as carry-out orders; and whose principal method of operation includes the following characteristics: (a) food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers; (b) the customer is not served food at his or her table by an employee, but receives it at a counter, window, or similar facility and carries it to another location on or off the premises for consumption.

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RESTAURANTS, STANDARD. An establishment whose principal business is the sale of food and/or beverages to customers in a ready-to-consume state, and whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed; (2) a cafeteria-type operation where food and beverages generally are consumed within the restaurant building.

RETAIL SHOPS AND SERVICES. Stores and shops selling personal services or goods for final consumption or the provision of services to the general public that produce minimal off-site impacts.

WAREHOUSING. Warehousing is the commercial storage of merchandise and personal property.

WHOLESALE BUSINESS. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, individuals or companies.

3) Special requirements.

Approval of building permits (in the case of new construction) or expansion of certificates of occupancy (in the case of existing facilities) for improvements within the C-I District shall require site plan review by the Planning Commission. The Planning Commission shall recommend approval or disapproval of such plans and designs to the City Council, which shall make a final determination as to approval or disapproval.

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4) *Permitted uses.*

- (a) Animal hospital.
- (b) Automobile repair – minor.
- (c) Automobile service station.
- (d) Clinic.
- (e) Financial institutions.
- (f) Garden center.
- (g) Health and recreational clubs.
- (h) Laboratory, medical and dental
- (i) Off-sales.
- (j) On-sales.
- (k) Manufacturing – light.
- (l) Ministorage.
- (m) Pharmacy excluding drive-through facilities.
- (n) Places of worship.
- (o) Professional and business office and services.
- (p) Public buildings and facilities.
- (q) Public parks and playgrounds.
- (r) Public utility structures.
- (s) Recreation, commercial.
- (t) Research/design facilities.
- (u) Restaurants, fast food, excluding drive-through facilities.
- (v) Restaurants, standard, excluding drive-through facilities.
- (w) Retail shops and services.
- (x) Warehousing.
- (y) Wholesale business.

5) *Permitted accessory uses.*

- (a) Accessory structures, private garages.
- (b) Fences.
- (c) Landscaping and decorative features.
- (d) Off-street loading.
- (e) Off-street parking.
- (f) Signage.
- (g) Temporary buildings located for the purpose of construction on the premises for a period not to exceed the time necessary for such construction.
- (h) Temporary outdoor sales.

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6) *Conditional uses.*

- (a) Agricultural uses limited to the raising of crops and forestry.
- (b) Automobile repair – major.
- (c) Commercial car washes.
- (d) Commercial kennels.
- (e) Convenience facility.
- (f) Day care centers, licensed.
- (g) Fast food restaurants with a drive-through.
- (h) Financial institutions with drive-through including automated kiosks.
- (i) Hotel and motels.
- (j) Manufacturing.
- (k) Multi-parcels, tenants, buildings provided that the uses are specified as permitted or conditional uses in the C-I District.
- (l) Open sales or storage lot.
- (m) Outdoor recreational areas.
- (n) Outdoor seating areas for accessory to permitted or conditional uses in the C-I District.
- (o) Pharmacy with drive-through.
- (p) Public utility structure that is intended for human occupation, occupies an area of more than 500 square feet; or does not exceed the height of the highest building on an adjoining lot or an average grade to peak height of 17 feet.

7) *Prohibited uses.*

- (a) Acid manufacturing.
- (b) Asphalt plants.
- (c) Creosote treatment or manufacture.
- (d) Distillation processes.
- (e) Junkyards.
- (f) Livestock feeding yards, slaughterhouse, or processing plant.
- (g) Manufacture of explosives.
- (h) Mining operations.
- (i) Permanent or temporary storage of hazardous waste as a principal use.
- (j) Petroleum or ethanol refineries.
- (k) Rendering plants.
- (l) Sanitary landfills.
- (m) Sludge disposal.
- (n) Any business or industry that creates an excessive odor, noise, air, or environmental pollution problem.

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8) *Minimum lot requirements and setbacks.*

- (a) Minimum lot area: 20,000 square feet
- (b) Minimum lot width / lot frontage: 100 feet
- (c) Minimum lot depth: 200 feet
- (d) Maximum lot coverage: 75%
- (e) Maximum height: 40 feet
- (f) Minimum front setback: 35 feet
- (g) Minimum rear setback: 25 feet
- (h) Minimum rear setback – abutting arterial roadways: 40 feet
- (i) Minimum rear setback – abutting residential districts: 40 feet
- (j) Minimum side yard setback: 20 feet
- (k) Minimum side yard setback – corner lot: 35 feet

9) *Other standards.*

Building design and construction materials. In addition to other restrictions of this City Code, any building or structure within the C-I District shall meet the following standards:

- (a) All buildings shall be designed to be compatible with surrounding uses.
- (b) All exterior wall surfaces shall consist of one or more of the following:
 - 1. Brick, brick veneer, or products of similar quality and bricklike appearance.
 - 2. Stone, stone veneer, or products of similar quality and stone-like appearance.
 - 3. Integral color specialty architectural concrete block, such as textured, burnished block, ground block, split (rock) faced block, or other concrete/masonry products of similar quality and appearance.
 - 4. Integral color architecturally precast concrete panels having exposed aggregate, light sandblast, acid etch, form linter, tooled, natural stone veneer, brick face and/or cast stone finish.
 - 5. Glass curtain wall.
 - 6. Copper panel.
 - 7. Stucco.
 - 8. EIFS (exterior insulated and finish system).
 - 9. Other exterior wall products/materials of similar quality and appearance as those materials previously listed (above), as determined by the Planning Commission and City Building Inspector.

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- (c) Exterior metal wall surfaces. Metal siding/panels are prohibited on all exterior wall surfaces, except for the following:
 - 1. Buildings over 10,000 sq. ft. in area size (at-grade floor area) may incorporate up to 25% prefinished metal siding on exterior side walls. Metal siding may not be used on exterior walls along collector and/or arterial roadways. No unpainted, unfinished, or galvanized metal shall be permitted.
 - 2. The Planning Commission may consider permitting a minimal amount of accessory design features covered with a metal surface, such as awnings or other decorative items, if compatible with the overall design of the building from an aesthetic and architectural standpoint.
 - (d) All principal buildings and accessory structures shall have a permanent hard surface floor.
 - (e) All subsequent additions and outbuildings constructed after the erection of an original building construction shall be designed in a manner conforming with the original architectural design and appearance.
 - (f) All exterior trash enclosures or other accessory structures shall be constructed of the same materials and colors as the principal building. The height of these structures shall not exceed that of the principal structure.
 - (g) All mechanical equipment, whether roof mounted or ground mounted, shall be completely screened from the ground-level view of adjacent properties and public road.
- 10) Landscaping requirements. All areas in the C-I District not covered by buildings, driveways, and paved parking lots shall be seeded, sodded, or covered by ground cover deemed acceptable by the Planning Commission. Installation of this landscaping during periods of frost, snow, or drought may be cause for the Planning Commission to require a letter of credit or escrow account. The City may require the screening or fencing of any side or rear yard facing a residential district or major roadway.
- 11) Parking requirements. Parking requirements given in §153.077 are adopted in their entirety as though repeated verbatim in this section, with the following additional requirements:
- (a) Driveway restrictions. Each business within the C-I District may have one driveway. At the discretion of the Planning Commission, more than one driveway may be permitted or required. Consideration of multiple driveways, turn lanes and appropriate right-of-ways shall be addressed by the Planning Commission during the overall site plan review prior to issuing a building permit.
 - (b) Loading area requirements. All loading areas in the district shall be on the side or in the rear of the lot and shall be no less than ten feet from abutting residential areas.

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- 12) Signage requirements. Requirements given in §153.079 are adopted in their entirety as though repeated verbatim in this section.
- 13) Storage requirements. All outside storage shall be screened from view by dense vegetation, 90% opaque screening/fencing, or earthen berm. All waste containers shall be screened from the view by 90% opaque screening and kept in good repair. Chain link fencing with plastic inserts is prohibited.
- 14) Performance standards. Performance standards as to noise, odor, glare, exterior lighting, smoke, fire and safety hazards, water supply, waste disposal and performance testing are found throughout Chapter 153. The following rules shall apply to all uses in this district:
 - (a) All uses and activities shall be inside buildings, with no outside storage or activity allowed, unless a conditional use permit is granted.
 - (b) There shall be no noise carrying beyond a lot upon which a business is located, except for normal automobile and pedestrian activity.