

(K) *I-1 Light Industrial.*

(1) *Purpose.* The I-1 District shall serve as a transition between more industrial uses and residential and other business uses. This district is appropriate for manufacturing, warehousing, and similar industrial uses because of access to warehousing, thoroughfares, the full complement of urban services such as sewer and water, and distance from residential districts. These areas are intended to encourage the development of industrial uses which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants. These industries shall be compatible with each other and with surrounding land uses.

(2) *Definitions.*

~~(a)~~ ***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.

~~(b)~~ ***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.

(c) ***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.

***BREWERY.*** A facility which manufactures, processes and warehouses malt liquor for wholesale distribution in off-sale packages to retail liquor establishments and may retail malt liquor product for on site consumption in a taproom or for off site consumption as growlers. The annual production of malt liquor shall be more than twenty thousand (20,000) but less than two hundred fifty thousand (250,000) barrels.

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***BREWERY, SMALL.*** A facility which manufactures, processes and warehouses malt liquor for wholesale distribution in off-sale packages to retail liquor establishments and may retail malt liquor product for on site consumption in a taproom or for off site consumption as growlers. The annual production of malt liquor shall be no more than twenty thousand (20,000) barrels.

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***CANNABIS MICROBUSINESS.*** Defined by Minn. Stat §342.01, subd. 48.

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***CANNABIS MEZZOBUSINESS.*** Defined by Minn. Stat §342.01, subd. 48.

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***CANNABIS CULTIVATOR.*** Defined by Minn. Stat §342.01, subd. 48.

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***CANNABIS MANUFACTURER.*** Defined by Minn. Stat §342.01, subd. 48.

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***CANNABIS WHOLESALER.*** Defined by Minn. Stat §342.01, subd. 48.

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***CANNABIS TRANSPORTER.*** Defined by Minn. Stat §342.01, subd. 48.

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***CANNABIS TESTING FACILITY.*** Defined by Minn. Stat §342.01, subd. 48.

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**CANNABIS DELIVERY SERVICE.** Defined by Minn. Stat §342.01, subd. 48.

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**CANNABIS EVENT ORGANIZER.** Defined by Minn. Stat §342.01, subd. 48.

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~~(d)~~ **COMMERCIAL WIRELESS TELECOMMUNICATION SERVICE.** Licensed commercial wireless telecommunications service includes cellular, personal communications services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging and similar services that are marketed to the general public.

~~(e)~~ **CONTRACTORS' OFFICES AND YARDS.** An area where vehicles, equipment, and/or construction materials and supplies commonly used by building, excavation, roadway construction and similar contractors are stored or serviced.

**INDOOR FIRING RANGE (SHOOTING RANGE).** Shooting range or "range" means an area or facility designated or operated primarily for the use of firearms or archery.

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~~(f)~~ **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, which may be conducted within a building or without.

**LOWER-POTENCY HEMP EDIBLE RETAILER.** Defined by Minn. Stat §342.01, subd. 48.

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**LOWER-POTENCY HEMP EDIBLE MANUFACTURER.** Defined by Minn. Stat §342.01, subd. 48.

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**LOWER-POTENCY HEMP EDIBLE WHOLESALER.** Defined by Minn. Stat §342.01, subd. 48.

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~~(g)~~ **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.

**MICRO DISTILLERY.** A facility which manufactures, processes and warehouses distilled liquor for wholesale distribution in off- sale packages to retail liquor establishments.

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**MEDICAL CANNABIS COMBINATION BUSINESS.** Defined by Minn. Stat §342.01, subd. 48.

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— ~~(h)~~ **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.

— ~~(i)~~ **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.

— ~~(j)~~ **POLE BUILDING.** A structure built without perimeter foundations, having solid wood, built-up wood, or steel columns which either rest on concrete caissons or are direct-buried in the earth with a footing pad, having a roof system of wood or steel engineered trusses, and having exterior roofs or walls of corrugated steel or other architectural metals. Metal engineered buildings with full perimeter foundations are not included in this definition.

— ~~(k)~~ **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.

— ~~(l)~~ **PUBLIC BUILDINGS.** Buildings or structures owned and operated by the city or other governmental bodies.

— ~~(m)~~ **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.

— ~~(n)~~ **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.

— ~~(o)~~ **WAREHOUSING.** Warehousing is the commercial storage of merchandise and personal property.

(3) *Special requirements.* All applications for building permits (in the case of new construction or expansion) or certificates of occupancy (in the case of existing facilities) for improvements within all districts shall be subject to submission of complete building plans, including landscape designs to the Planning Commission. The Planning Commission shall review and approve before a building permit and certificate of occupancy may be issued. The landscape design must identify and size all plants and screenings. Within 60 days of submission of such plans and designs, the Planning Commission shall recommend approval or disapproval of such plans and designs to the City Council, which shall make the final determination as to approval or disapproval.

(4) *Permitted uses.*

- (a) Animal hospital.
- (b) Automobile repair - minor.

(c) Brewery.

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(d) Brewery, Small.

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(e) Cannabis Microbusiness.

(f) Cannabis Mezzobusiness.

(g) Cannabis Cultivator.

(h) Cannabis Manufacturer

(i) Cannabis Wholesaler.

(j) Cannabis Transporter.

(k) Cannabis Testing Facility.

(l) Cannabis Delivery Service.

(m) Cannabis Event Organizer.

(en) Contractors' offices and yards.

(o) Distillation Process.

(ep) Garden center.

(q) Indoor Firing Range.

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(r) Lower-Potency Hemp Retailer.

(s) Lower-Potency Hemp Edible Manufacturer.

(t) Lower-Potency Hemp Edible Wholesaler.

(eu) Manufacturing - light.

(v) Medical Cannabis Combination Business.

(fw) Ministorage.

(~~gx~~) Professional and business office and services.

(~~hy~~) Public buildings and facilities.

~~(i) Public parks and playgrounds.~~

(~~zj~~) Public utility structure that is not intended for human occupation, occupies an area of less 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, whichever is less.

(~~kaa~~) Warehousing.

(5) *Permitted accessory uses.*

(a) Accessory structures.

(b) Fences.

(c) Landscaping and decorative features.

(d) Off-street loading.

(e) Off-street parking.

(f) Retail sales of products manufactured on the site shall be allowed as an accessory use. A maximum of 20% of the floor area of the total building area. Parking as required for retail uses shall be provided in addition to that required for the principal use. If excessive on-street parking of vehicles occurs, the sales shall cease or reduced to the level that off-street parking can accommodate.

(g) Signage.

(h) Temporary buildings located for the purpose of construction on the premises for a period not to exceed the time necessary for such construction.

(6) *Conditional uses.*

(a) Automobile repair - major.

(b) Commercial wireless telecommunication service.

(c) Multiple parcels, tenants, buildings, provided that the uses are specified as permitted and conditional uses in the district.

(d) Open sales or storage lot.

(e) Public utility structure that is intended for human occupation, occupies an area of more than 500 square feet; or does 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. Asphalt plants.~~
- (b) ~~Distillation processes. Asphalt plants.~~
- (c) Creosote Treatment or Manufacturer.

- ~~(d)~~ Junkyards.
- ~~(e)~~ Livestock feeding yards, slaughterhouse, or processing plants.
- ~~(f)~~ Manufacture of explosives.
- ~~(g)~~ Mining operations.
- ~~(h)~~ Petroleum or ethanol refineries.

(i) Rendering Plants.

- ~~(j)~~ Sanitary landfills.

(k) Sludge Disposal.

~~(l)~~ Any industry that creates an ~~excessive-noxious~~ odor, noise, air, or environmental pollution problem.

(8) *Minimum lot requirements and setbacks.*

- (a) Minimum lot area: 20,000 square feet
- (b) Minimum lot frontage: 100 feet
- (c) Minimum lot depth: 100 feet
- (d) Maximum lot coverage: 80%
- (e) Maximum height: principal and accessory: ~~40~~ 45 feet
- (f) Minimum front setback: 35 feet
- (g) Minimum rear setback: 25 feet
- (h) Minimum side yard setback: 20 feet; corner lot: 35 feet

(9) *Other standards.*

(a) Landscaping. All areas in the I-1 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.

(b) Building design and construction materials. In addition to other restrictions of this section and any other chapter, any building or structure within the I-1 District shall meet the following standards:

1. All buildings shall be designed to be compatible with surrounding uses.
2. All exterior wall surfaces directly facing a public street shall consist of one or more of the following:
  - a. Face brick.
  - b. Breakoff brick.
  - c. Breakoff block.
  - d. Stone or glass curtain wall.

e. Stucco

ef. Specifically designed precast concrete units if the surfaces have been integrally treated with an applied decorative material or textures.

f. Factory fabricated cast-in-place or precast panel construction, if the panel materials are any of those names above, glass, prefinished metal (other than unpainted galvanized steel or iron) or plastic.

3. A minimal of 25~~Sixty five~~ percent of the front of a metal building must be masonry, veneer, glass, galvanized for an accent, or other material approved by the Planning Commission. "Front" is defined as the first floor of the side of the building facing the street. On corner lots, "front" is defined as the side of the building having the address.

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4. In case of metal buildings, ~~or the Planning Commission shall prefer masonry buildings: but~~ other types of construction shall be considered by the Planning Commission during the plan review. The Planning Commission shall make a final recommendation to the City Council, which makes the final determination approving construction materials.

5. Pole buildings are prohibited.

6. The applicant shall not be required to meet all of the standards when repairing, reconstructing, remodeling, or otherwise altering an existing industrial building, but will be required to meet a proportion of the standards. The required proportion of each standard that must be met will be determined by either the percentage of increased value to the parcel attributable to the expansion or the percentage of square footage that will be added, whichever is less.

(c) *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.

(d) *Driveway restrictions.* Each business within the I-1 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 plan review prior to issuing a building permit.

(e) *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.

(f) *Storage requirements.* All outside storage shall be screened from view by dense vegetation or 90% opaque screening. ~~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.~~

(g) *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](#).