

(O) *OI Original Industrial District.*

(1) *Purpose.* The OI District is intended to accommodate a mix of limited commercial and industrial uses such as warehousing, manufacturing, automobile repair and other similar uses with less restrictive standards compared to the I-1 and I-2 Districts. Furthermore, the purpose of the OI District is to encourage the development and redevelopment only in the original industrial park area, along Delaware Street SE and Florida Street SE. Uses within the OI District shall be clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare or other pollutants. Uses and structures within the OI District shall be compatible with each other and with surrounding land uses.

(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, tractors 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 upholstery service when the service above the 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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***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.

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***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.

***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.

***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.

***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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***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.

***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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***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.

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

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

**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.

**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.

**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.

**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.

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**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.

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

**TRUCK TERMINAL.** Any use, area or building where cargo, trucks, truck parts, loading equipment and the like, is stored and/or where trucks load and unload on a regular basis.

**WAREHOUSING.** 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.* 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 the OI District shall be subject to submission of complete building plans, including landscape designs to the Planning Commission. The Planning Commission shall review and approve the plans 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) Brewery.

(b) Brewery, Small.

(c) Accessory Structures, Private Garages.

(d) Animal hospital.

(e) Automobile repair - minor.

(f) Cannabis Microbusiness.

(g) Cannabis Mezzobusiness.

(h) Cannabis Cultivator.

(i) Cannabis Manufacturer.

(j) Cannabis Wholesaler.

(k) Cannabis Transporter.

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(l) Cannabis Testing Facility.

(m) Cannabis Delivery Service.

(n) Cannabis Event Organizer.

~~(eo)~~ Contractors' offices and yards.

(p) Distillation Process.

~~(eq)~~ -Garden center.

(r) Indoor Firing Range.

(s) Lower-Potency Hemp Edible Manufacturer.

(t) Lower-Potency Hemp Edible Wholesaler.

~~(eu)~~ Manufacturing.

~~(fv)~~ Manufacturing - light.

(w) Medical Cannabis Business.

(x) Micro Distillery.

~~(gy)~~ Ministorage.

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

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

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

~~(ck)~~ 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 be reduced to the level that off-street parking can accommodate.

(g) Signage.

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(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 kennels.
- (c) Commercial wireless telecommunication service.
- (d) Daycare facilities for 12 or more persons.
- (e) Laboratory, medical or dental.
- (f) Multiple parcels, tenants, buildings, provided that the uses are specified as permitted and conditional uses in the district.
- (g) Open sales or storage lot.
- (h) Public utility structures.
- (i) Research/design facilities.
- (j) Truck terminal.
- (k) Wholesale business.

(7) *Prohibited uses.*

(a) Whenever a use is not specifically allowed or specifically prohibited, the use shall be considered prohibited, unless the Zoning Administrator determines the proposed use is very similar to an allowed use. If the use is found to be very similar to an allowed use, the proposed use shall be allowed.

(b) Any business or industry that creates excessive odor, noise, air or an environmental pollution problem shall be prohibited.

(c) Acid Manufacturing.

(d) Asphalt Plant.

(c) Creosote Treatment or Manufacture.

(d) Junkyards.

(e) Livestock Feeding Yards, Slaughter Processing Plant

(f) Manufacturer of Explosives.

(g) Mining Operations.

(h) Petroleum or Ethanol Refineries.

(i) Rendering Plants.

(j) Sanitary Landfills.

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(j) Sludge Disposal.

(8) *Minimum lot requirements and setbacks.*

(a) Buildings and structures constructed after December 30, 2010 shall meet the following requirements:

1. Minimum lot area: 10,000 square feet.
2. Minimum lot frontage: 70 feet.
3. Minimum lot depth: 100 feet.
4. Maximum lot coverage: 80%.
5. Maximum height: ~~40~~ 45 feet.
6. Minimum front setback: 25 feet.
7. Minimum rear setback: 15 feet.
8. Minimum side yard setback: 15 feet.

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(b) Buildings and structures existing at the time of December 30, 2010 shall meet the following requirements:

1. Minimum lot area: 6,000 square feet.
2. Minimum lot frontage: 60 feet.
3. Minimum lot depth: 100 feet.
4. Maximum lot coverage: 90%.
5. Maximum height: ~~40~~ 45 feet.
6. Minimum front setback: 15 feet.
7. Minimum rear setback: 15 feet.
8. Minimum side yard setback: five feet.

(c) Buildings and structures existing at the time of December 30, 2010 may be expanded according to the following requirements:

1. Minimum front setback: 25 feet.
2. Minimum rear setback: 15 feet.
3. Minimum side yard setback: 15 feet.

(9) *Other standards.*

(a) *Landscaping.* See § [153.062](#), as amended.

(b) *Building design and construction materials.* In addition to other restrictions of this section and any other chapter, all buildings and structures within the OI District shall be designed to be compatible with surrounding uses in terms of structure and appearance. Pole buildings are permitted.

(c) *Parking requirements.* See § [153.077](#), as amended.

(d) *Driveway restrictions.* Each lot within the OI District may have one driveway access, except corner lots may have two driveway accesses. In special situations, as determined by the Planning Commission and City Council, more than one driveway access may be permitted.

(e) *Loading area requirements.* See § [153.078](#), as amended.

(f) *Outside storage requirements.* See §§ [153.064](#) and [153.067](#), as amended.

(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](#)