

## **Section 86-106 I-1 Limited Industrial District**

- (a) *Intent; scope.* This section applies to the I-1 limited industrial district. This I-1 district provides a location for nonnuisance type manufacturing and/or less intensive commercial uses such as wholesale activities, with only incidental outside storage.
- (b) *Permitted uses.* The following uses shall be permitted in the I-1 industrial district:
- (1) Ambulance and taxi service, bus, and rail stations or terminals.
  - (2) Animal hospitals.
  - (3) Auto parts and accessories sales.
  - (4) Automobile garages and repair shops, with no long-term outside storage of vehicles or equipment.
  - (5) Automobile parking lots and garages.
  - (6) Building materials sales and storage and lumberyards.
  - (7) Business or professional offices.
  - (8) Camera and photographic supplies manufacture.
  - (9) Cannabis related businesses as follows: Lower potency hemp retailers, lower potency hemp manufacturer, cannabis retailers, cannabis manufacturer, cannabis delivery services, cannabis lounges, cannabis wholesaler, cannabis transporter, cannabis testing facility, and medical cannabis combination, as defined and licensed by the Minnesota Office of Cannabis Management; businesses allowing off-sale retail sales must be located at least:
    - a. 500 feet, when measured in a straight line from the center of the primary building of a school, as defined in Minnesota Statutes, section 120A.22, subd. 4, excluding a home school, to the property line of the property in which the registered establishment is located. The primary building of each school is established in a map that will be published by the City.
  - (10) Carpenter and cabinet shops, plumbing and heating shops, and janitorial services.
  - (11) Cartage and express facilities.
  - (12) Cartography, bookbinding, engraving, publishing, job printing, lithographing and copying.
  - (13) Commercial greenhouses, nurseries or tree farms.
  - (14) Contractor's offices shops and yards for plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, air conditioning, masonry and electrical and refrigeration supplies and other
  - (15) Construction related trades when completely enclosed within a building.
  - (16) Electrical and electronic products manufacture.
  - (17) Electrical service shops.
  - (18) Fallout shelter.
  - (19) Farm equipment sales and service.

- (20) Farm, feed and seed supply stores.
- (21) Garage and storage of motor vehicles.
- (22) Governmental service buildings.
- (23) Household goods repair and service shops.
- (24) Ice plant.
- (25) Industrial truck and equipment sales and service shops.
- (26) Jewelry manufacture.
- (27) Kennels.
- (28) Leather goods.
- (29) Medical, dental and optical equipment manufacture.
- (30) Mobile home and camping trailer sales.
- (31) Musical instruments manufacture.
- (32) Railroad rights-of-way.
- (33) Rentals of industrial type equipment.
- (34) Research, experimental or testing stations.
- (35) Self-storage warehouse.
- (36) Soft drink and bottling establishments (enclosed).
- (37) Storage or warehousing, when completely enclosed within a building.
- (38) Telephone exchange.
- (39) Trade schools.
- (40) Transformer and booster stations, transmitters and other utility stations.
- (41) Trophy and award manufacturing or assembling.
- (42) Water supply buildings, reservoirs, wells, elevated tanks and similar essential public utility structures.
- (43) Wholesale business and office establishments.

(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the I-1 industry district:

- (1) All uses customarily secondary incidental to the uses permitted in subsections (a) and (b) of this section.
- (2) Off-street parking and loading as regulated by article VI of this chapter.
- ~~(3) Signs, as regulated by article VI of this chapter.~~
- ~~(4)~~(3) Solar energy collectors and systems serving the individual property.

(d) *Conditional uses.* All conditional use permits for the I-1 district may only be issued if the

proposed use meets the specific requirements of this section and also meets the general regulations as outlined in article VI and meets the eligibility for conditional use permits as specified in article II, division 2. The following uses may be allowed in the I-1 industrial district by conditional use permit:

- (1) Automobile and truck sales or used car lots.
- (2) Billboards.
- (3) Brewpubs and microbreweries.
- (4) Cannabis related businesses as follows: Cannabis cultivator (indoor only), cannabis event organizer, and lower potency hemp manufacturer, as defined and licensed by the Minnesota Office of Cannabis Management; businesses allowing off-sale retail sales must be located at least:
  - a. 500 feet, when measured in a straight line from the center of the primary building of a school, as defined in Minnesota Statutes, section 120A.22, subd. 4, excluding a home school, to the property line of the property in which the registered establishment is located. The primary building of each school is established in a map that will be published by the City.
- (5) Day care facility serving any number of individuals.
- (6) Heliport.
- (7) Meat and butcher shops and cold storage lockers, with limited slaughtering.
- (8) Municipal or other governmental administration buildings, police and fire stations, community centers, public libraries, museums, art galleries and post office stations.
- (9) Other industrial uses of the same general character as listed in subsection (b).
- (10) Overnight campgrounds.
- (11) Parks and recreational areas owned or operated by governmental agencies.
- (12) Public, parochial or other private elementary, middle, junior high or senior high schools offering a curriculum equivalent to the public school system, and not operated for profit.
- (13) Recyclable materials processing when completely enclosed within a building.
- (14) Utility stations and structures.

(e) *Height, yard, area, lot width and lot coverage regulations.* Height, yard, area, lot width and lot coverage regulations for the I-1 district are as follows:

- (1) *Height regulations.* No building shall hereafter be erected to exceed 75 feet in height.
- (2) *Front yard regulations.*
  - a. There shall be a front yard having a depth of not less than 25 feet except as otherwise provided in this section.
  - b. There shall be a front yard having a depth of 35 feet on a lot or plot that abuts a thoroughfare as shown on the adopted city thoroughfares plan, except that an 80-foot setback shall be required when the council determines that a service road is necessary.

c. No front yard shall be required in the downtown district.

(3) *Side yard regulations.*

- a. There shall be two side yards, one on each side of a building, each having a width of not less than ten feet.
- b. No building shall be located within 20 feet of any rear lot line abutting a lot in any of the classes of residence districts.
- c. No side yard shall be required in the downtown district.

(4) *Rear yard regulations.*

- a. There shall be a rear yard having a depth of not less than 25 percent of the lot depth or a maximum required rear yard of 25 feet.
- b. No rear yard shall be required in the downtown district.

(5) *Lot coverage regulations.* Not more than 50 percent of the total area of a lot shall be covered by buildings. No lot coverage restrictions apply in the downtown district.

(f) *General regulations.* Additional regulations in the I-1 limited industrial business district are set forth in article VI of this chapter.

(g) *Cannabis and hemp. No otherwise permitted or conditional use may handle product regulated by the Minnesota Office of Cannabis Management, unless explicitly permitted.*

(Code 1976, § 11.16; Ord. No. 401 2nd series, § 1, 10-19-1998; Ord. No. 410 2nd series, § 3, 2-16-1999; Ord. No. 443, § 3, 11-6-2000; Ord. No. 590 2nd series, § 1, 2-19-2008; Ord. No. 606 2nd series, § 1, 3-10-2009; Ord. No. 650 2nd series, § 1, 3-27-2012; Ord. No. 655 2nd series, § 1, 5-22-2012; Ord. No. 694 2nd series, § 1, 5-12-2015; Ord. No. 719 2nd series, § 2, 5-9-2017; Ord. No. 753 2nd series, § 1, 7-28-2020)

**Cross reference(s)**—Businesses, ch. 22.

HISTORY

Amended by Ord. [23-027](#) on 11/28/2023