

Section 86-107 I-2 General Industrial District

(a) *Intent; scope.* This section applies to the I-2 general industrial district. This I-2 district provides a location for heavier industrial and manufacturing activities, without encroachment by incompatible use areas.

(b) *Permitted uses.* The following uses shall be permitted in the I-2 industrial district:

- (1) Animal hospitals.
- (2) Auto parts and accessories sales.
- (3) Automobile and truck parking lots and garages.
- (4) Bottling establishments.
- (5) Building materials sales and storage and lumberyard.
- (6) Camera and photographic supplies manufacture.
- (7) Cannabis related businesses as follows: cannabis wholesalers, lower potency hemp edible manufacturers, cannabis transporters, cannabis testing facilities, cannabis manufacturers, and cannabis cultivators (indoor only), as defined by state law and licensed by the Minnesota Office of Cannabis Management.
- (8) Carpenter and cabinet shops, plumbing and heating shops, and janitorial services.
- (9) Cartage and express facilities.
- (10) Cartography, bookbinding, engraving, publishing, job printing, lithographing and copying.
- (11) Cleaning and dyeing.
- (12) Contractor's offices, shops and yards for plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, air conditioning, masonry, electrical and refrigeration supplies.
- (13) Egg grading, sorting and wholesale business.
- (14) Electric light or power generating station.
- (15) Electrical and electronic products manufacture.
- (16) Electrical service shops.
- (17) Fallout shelters.
- (18) Farm equipment sales and service.
- (19) Farm, feed and seed supply stores.
- (20) Feed and seed processing.
- (21) Freight terminal.
- (22) Fuel and ice sales and storage.
- (23) Garages and storage, repair and servicing of motor vehicles.
- (24) Governmental service buildings.
- (25) Highway maintenance shops and yards.
- (26) Ice plant.
- (27) Industrial training schools.

- (28) Industrial truck and equipment sales and service shops.
- (29) Jewelry manufacture.
- (30) Kennels.
- (31) Landscaping including outside material storage.
- (32) Leather goods.
- (33) Manufacturing, processing, and associated storage, servicing and testing.
- (34) Medical, dental and optical equipment manufacture.
- (35) Mobile home and camping trailer sales.
- (36) Musical instruments manufacture.
- (37) Printing.
- (38) Public utility structure (industrial).
- (39) Railroad rights-of-way.
- (40) Rentals of industrial type equipment.
- (41) Research, experimental or testing stations.
- (42) Soft drink and bottling establishments (enclosed).
- (43) Storage or warehousing, when completely enclosed within a building.
- (44) Telephone exchange.
- (45) Trophy and award manufacturing or assembling.
- (46) Warehouses.
- (47) Water supply buildings, reservoirs, wells, elevated tanks and similar essential public utility structures.
- (48) Wholesale business and office establishments.

(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the I-2 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 servicing the individual property.

(d) *Conditional uses.* All conditional use permits for the I-2 district may only be issued if the proposed use meets the 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-2 industrial district by conditional use permit:

- (1) Adult uses complying with the following regulations:
 - a. The use must be contained within a building.
 - b. No sign or exterior graphics permitted except for those written in letters of the English language.

- c. The use is not permitted within 2,000 feet of another adult use, establishment selling beer or alcoholic beverages, school, church, any residential use, library, park, daycare facility, or residential facility, as measured from property line to property line.
- d. This use must not be greater than 2,000 square feet in total building floor area and contained in one building on a lot, plot, or property.

(2) Automobile and truck sales or used car lots.

(3) Billboards or advertising signs complying with the following conditions:-

- a. The size may not exceed 1,000 square feet and the height shall not exceed 45 feet.
- b. There shall be no more than two sign panels, and the sign length shall not exceed 55 feet.
- c. Such signs shall not be located closer than 200 feet to each other or to any residential district.

Formatted: Font color: Auto

(4) Brewpubs, microbreweries, and breweries.

(5) Cannabis related businesses as follows: medical cannabis combination businesses, cannabis microbusinesses, and cannabis mezzobusinesses, as defined by state law and licensed by the Minnesota Office of Cannabis Management.

- a. Cannabis lounges and businesses allowing off-sale retail sales must be located at least 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.
- b. Cannabis lounges and retail area parts of the above listed cannabis related businesses shall not exceed 10 percent of the total cannabis related building use area.

(6) Cultivation, maintenance, and harvest of plants for the sale or other commercial use.

(7) Day care facility serving any number of individuals.

(8) Processing, or storage and stockpiling of sand, gravel, stone or other raw material.

(9) Greenhouses (commercial), not including outdoor growing of cannabis or hemp.

(10) Gas stations.

(11) Hazardous chemicals (processing/storage).

(12) Heliport.

(13) Junkyards, wrecking yards or auto salvage yards.

(14) Meat and butcher shops and cold storage lockers.

(15) Meat processing plants.

(16) Municipal or other governmental administration or service buildings, police and fire stations, and post office stations.

(17) Other industrial uses of the same general character as listed in subsection (b).

- (18) Outdoor nurseries and tree farms, not including cannabis cultivators.
 - (19) Public service structures including power substations, gas regulator stations, sewage disposal plant, elevated tanks and water works.
 - (20) Recyclable materials processing.
 - (21) Restaurants.
 - (22) Truck stops.
- (e) *Height, yard, area, lot width and lot coverage regulations.* Height, yard, area, lot width and lot coverage regulations in the I-2 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.* There are no lot coverage regulations.
- (f) *General regulations.* Additional regulations in the I-2 general industrial business district are set forth in article VI of this chapter.

(Code 1976, § 11.17; Ord. No. 443, § 3, 11-6-2000; Ord. No. 590 2nd series, § 1, 2-19-2008; Ord. No. 606 2nd series, § 2, 3-10-2009; Ord. No. 622 2nd series, § 1, 7-27-2010; Ord. No. 655 2nd series, § 1, 5-22-2012; Ord. No. 685, § 1, 1-28-2014; Ord. No. 694 2nd series, § 1, 5-12-2015; Ord. No. 719 2nd series, § 2, 5-9-2017; Ord. No. 753 2nd series, §§ 1, 2, 7-28-2020)

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

HISTORY
Amended by Ord. [24-008](#) on 5/14/2024