

SECTION 14. "LI" LIMITED INDUSTRIAL DISTRICT

Subsection 1. Purpose. The purpose of the Limited Industrial District is to establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other land uses.

Subsection 2. Permitted Uses. Permitted uses in the "LI" District include:

- (A) Light manufacturing uses that are not similar to any of the uses allowed or prohibited in the GI district and that do not cause noise, dust, or other pollution that are a nuisance to neighbors,
- (B) Wholesaling,
- (C) Warehousing,
- (D) Bulk storage of under 1,000 gallons accessory to other uses permitted in the district,
- (E) Laboratories;
- (F) Offices (except contractors offices), office-showrooms, and office-warehouses
- (G) Machine and metal shops;
- (H) Essential services,
- (I) Government and public utility buildings and structures,
- (J) Broadcasting antennas; and
- (K) Printing and publishing establishments,
- (L) Fuel sales and service stations, to include accessory retail and food service uses, that are fully contained within the principal use structure,
- (M) Government and public utility buildings and structures,
- (N) Outdoor civic events conducted by nonprofit organizations, each such outdoor event being limited to fourteen (14) days in any calendar year,
- (O) Radio and television stations,
- (P) Commercial printing establishments,
- (Q) Trade Schools,
- (R) Major auto manufactured repair such as transmission repair, body work and painting provided that:

- (1) All servicing of vehicles and equipment shall occur entirely within the principal structure;

- (2) To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulate matter;
- (3) Storage and use of all flammable materials, including liquids and rags, shall conform to applicable provisions of the Minnesota Uniform Fire Code;
- (4) The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building;

Subsection 3. Accessory Uses. Permitted accessory uses in an "LI" District are those incidental repair, retail trade, processing, or storage facilities necessary to conduct a permitted principal use.

- (A) Retail sales of products manufactured on the site shall be allowed as an accessory use. A maximum of 20 percent of the floor area of the space occupied by the manufacturing company may be used for retail sales purposes. ,
- (B) Off-street loading,
- (C) Off-street parking, but not including semi-trailer trucks,
- (D) Semi-truck parking, incidental to the principal use.

¹¹ Subsection 4. Conditional Uses.

- (A) Conditional uses in this district are subject to the following requirements:
 - (1) A conditional use permit is applied for based on procedures set forth in Section 15 of this Ordinance.
 - (2) Screening and landscaping in compliance with Section 4, Subsection 14 of this code shall be required.
 - (3) Servicing of motor freight vehicles and heavy construction equipment; directly related accessory materials and parts sales for such repair and servicing (not including new or used vehicles sales); and accessory materials and parts warehousing which is related to and dependent upon such uses, provided that:
 - (a) To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulate matter;
 - (b) Storage and use of all flammable materials, including liquids and rags, shall conform to applicable provisions of the Minnesota Uniform Fire Code;
 - (c) The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building;
 - (4) Off-street parking is provided in compliance with Section 4 of this Ordinance.

(B) Conditional uses in this district include:

- (1) Maintenance garages and shops
- (2) Contractors offices, shops, and accessory uses where there is no outside storage
- (3) Bulk storage of more than 1,000 gallons
- (4) Any permitted use under this Section 12, if any proposed building or structure exceeds thirty-five (35) in height. A conditional use permit under this Section may only be approved if a development plan is first approved by the Planning Commission and City Council, and complies in other respects with the performance requirements of the Light Industrial District. It must be found that:
 - (a) The site is capable of accommodating the increased height.
 - (b) The increased height does not cause an increase in traffic volumes beyond the capacity of the surrounding streets.
 - (c) Public utilities and services are adequate.
 - (d) For each additional story over three (3) stories, front and side yard setback requirements shall be increased by five percent (5%).
 - (e) The increased height shall not, in the judgment of the City Council, be adverse or detrimental to adjacent properties, or the general area.
- (5) Open or outdoor service, sale and rental as a principal or accessory uses, provided that:
 - (a) Outside services, sales and equipment rental connected with the principal use is limited to thirty percent (30%) of the gross floor area of the principal use.
 - (b) Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting R District based upon a plan approved by the City Council.
 - (c) All lighting shall be hooded and so directed that the light source shall not be visible from the public right of way or from neighboring residences and shall be based upon a plan approved by the City Council.
 - (d) The use does not take up required parking space.
 - (e) Sales area is grassed or surfaced to control dust.
 - (f) The proposed use shall not, in the judgment of the City Council, be adverse or detrimental to adjacent properties, or the general area.
- (6) Commercial recreation facilities, provided that:
 - (a) The architectural appearance and function plan of the building and the site shall be designed with a high standard of architectural and aesthetic compatibility with surrounding properties. Building materials, orientation, colors, height, roof

design, lighting, signage and site landscaping shall be designed to complement the surrounding industrial properties and demonstrate potential industrial reuse. All sides of the principal and accessory structures are to have essentially the same or a coordinated, harmonious exterior finish treatment.

- (b) A commercial recreational use shall not be located within a shared tenancy building containing a use classified as an "H" occupancy as defined by Minnesota State Building Code, as may be amended.
 - (c) In multiple occupancy buildings, a material safety data sheet (MSDS) shall be required identifying all materials stored or used in the operation of the tenant businesses. Any change in building tenants shall require that the MSDS be updated and provided to all other tenants in the multi-tenant building.
 - (d) A commercial recreational use in a shared tenancy building shall have its own exterior entrance and exit.
 - (e) The site must be accessed via a collector street. Vehicular access points shall create a minimum of conflict with through traffic movement, and shall be subject to the approval of the City Engineer.
 - (f) Adequate off-street parking and off-street loading, and shall be subject to the approval of the City Engineer.
 - (g) The proposed use shall not, in the judgment of the City Council, be adverse or detrimental to adjacent properties, or the general area.
- (7) Animal kennels, provided that:
- (a) The animal kennel shall be located in a freestanding building.
 - (b) The animal kennel shall be located on a lot at least two (2) acres in size.
 - (c) An exercise area at least one hundred (100) square feet in size shall be provided to accommodate the periodic exercising of animals boarded at the kennel.
 - (d) If an outdoor exercise area is provided, it shall be at least one hundred fifty (150) square feet in size and shall be restricted to the exercising of one animal, on leash, under the control of a handler, in the pet exercise area, at a time.
 - (e) Outdoor exercise areas shall be fenced, not less than six feet (6') in height with an additional two foot (2') security arm with an internal orientation set at a thirty degree (30) angle, and shall be of sufficient strength to retain kenneled animals.

Said fence shall be located in a side or rear yard and shall provide a complete visual screen from surrounding properties. Said fence shall be set back at least one hundred feet (100') from any side or rear property line.
 - (f) Outdoor exercise areas must be cleaned at least once a day to prevent the accumulation of animal wastes and the spread of disease.

- (g) A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air, and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between sixty and seventy five degrees Fahrenheit (60° - 75° F).
- (h) A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.
- (i) Indoor animal kennel floors and walls shall be made of nonporous materials or sealed concrete to make it nonporous.
- (j) Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.
- (k) The appropriate license is obtained from the City Clerk.
- (l) All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.
- (m) The proposed use shall not, in the judgment of the City Council, be adverse or detrimental to adjacent properties, or the general area.

¹¹ Subsection 5. Lot Requirements and Setbacks. The following minimum requirements shall be observed in an "LI" District:

- (A) Lot Area: Twenty thousand (20,000) square feet.
- (B) Lot Width: One hundred (100) feet.
- (C) Setbacks:
 - (1) Front Yards: Not less than thirty-five (35) feet, except when across the street from residentially zoned property. In such cases, the setback shall be one hundred (100) feet. The setback shall contain a berm with trees and shrubs to provide a buffer between the industrial and residential use. In the case of corner lots, two front yards will be required.
 - (2) Side Yards: Not less than ten (10) feet on each side nor less than thirty-five (35) feet when abutting a public right-of-way. A setback of one hundred (100) feet shall be required when an industrial district abuts a residential district. The setback shall contain a berm with trees and shrubs to provide a buffer between the industrial and residential use.
 - (3) Rear Yards: Not less than thirty (30) feet.
- (D) Building Height: The following building height requirements shall apply:
 - (1) No structure shall exceed three (3) stories or thirty-five feet (35'), whichever is less, unless a conditional use is approved for the increased height.

- (2) No excluded roof equipment or structural element extending beyond the limited height of a building may occupy more than twenty five percent (25%) of the area of such roof nor exceed ten feet (10') unless otherwise noted.
- (E) Outside storage: Outside storage of materials shall be prohibited in the LI district.
- (F) Water usage: No use may consume more than 1,300 gallons of water per acre per day, or as prorated for developments of less than one acre, without specific authorization of the City Council.
- (G) Sewer discharge: If the proposed use requires any sanitary sewer discharge for industrial (non-human) waste, a sewer discharge plan must be submitted to the City for evaluation and approval. Industrial sewer discharge may require pre-treatment, for reduction of BOD, suspended solids, or other minerals or materials, at the industrial site, before discharge into the Dundas/Northfield sanitary sewer system.

¹³ Subsection 6. Interim Uses. The following are interim uses in a LI District and require an interim use permit based upon procedures set forth in and regulated by Section 20, Subsection 7 of this Chapter:

- (A) None.