

SECTION 11. GENERAL INDUSTRY (I) DISTRICT

SUBDIVISION 1. PURPOSE

The General Industry (I) District is established for areas that allows for a wide range of compact, warehousing and industrial uses closely related to existing urban areas or major transportation routes. Such industrial uses are to be governed by standards that will not impair the traffic carrying capabilities of abutting roads and highways.

SUBDIVISION 2. PERMITTED USES

The following uses shall be permitted in the General Industry (I) District.

- A. Building material and sales.
- B. Cartage and express facilities.
- C. Contractor, architect, and engineers' offices, shops and yards, such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing.
- D. Agriculture and Industrial machinery sales and service.
- E. Grain Elevators.
- F. Public utility and service structures.
- G. Wireless Telecommunication Towers.
- H. Automobile Sales, Service Stations and Repair.
- I. Warehousing of bulk goods or goods produced on the premises.
- J. Agriculture.
- K. Agricultural related services such as feed and seed sales, custom applicators of animal livestock wastes, and custom tillage/harvesting.
- L. Car Washes.
- M. Commercial grain storage facilities.

- N. Water supply tanks or buildings, reservoirs, commercial wells, gas regulator stations, electric substations or transmission lines greater than 35kV, railroad right-of-way, but not including railroad yards, public sewage treatment facilities and other similar essential public utility and service structures.
- O. Self-Service Storage Facilities.
- P. Non-Commercial Wind Energy Conversion Systems.
- Q. Small Solar Energy System.
- R. Grading, excavating or filling activities involving the movement of five hundred (500) cubic yards or less of material that is not in connection with another permitted use. Activities associated with the maintenance or improvement of public roads are exempt.

Permitted Use	Permitted Use with Land Alteration(s) Plan	Land Alteration(s) Plan Requirements
< 5 cubic yards within Bluff Impact Zone	5-10 cubic yards within Bluff Impact Zone	Scaled site plan w/2-foot contours depicting existing and proposed topography. As-Built upon completion
<250 cubic yards outside Bluff Impact Zone	250-500 cubic yards outside Bluff Impact Zone	<p>Parcels < 5 acres: Scaled site plan w/2-foot contours depicting existing and proposed topography. As-Built upon completion.</p> <p>Parcels 5-20 acres: Scaled site plan w/5-foot contours depicting existing and proposed topography. As-Built upon completion.</p> <p>Parcels >20 acres: Scaled site plan w/ 10 - foot contours depicting existing and proposed topography. As-Built upon completion.</p>

SUBDIVISION 3. CONDITIONAL USES

The following uses may be allowed in the General Industry (I) District as Conditional Uses.

- A. Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products which conform to the performance standards set forth in this Ordinance, and which shall not be injurious or offensive to the occupants of adjacent premises by reason of

the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic materials, odors, fire or explosion hazards or glare.

- B. Airports, heliports, landing fields, flying schools, hangers, transportation terminals, switching yards, freight terminals, automobile testing grounds, or associated maintenance facilities.
- C. Refuse collection facilities, recycling facilities, sanitary landfills, car refuse, and junk or salvage yards and livestock sales.
- D. Fuel, fertilizer (containerized or bulk) processing and storage.
- E. Mineral Extraction.
- F. One (1) Temporary Dwelling for watchmen, supervisors, and their families, located on the premises where they are employed in such capacity provided the dwelling is under the same ownership as the principal use.
- G. Fertilizer and chemical sales.
- H. Indoor/Outdoor Commercial Recreation.
- I. Winery.
- J. Special Events.
- K. Commercial Wind Energy Conversion System.
- L. Animal Crematorium.
- M. Off Premises Signs/Billboards.
- N. Illuminated signs.
- O. Platted Industrial Subdivisions.
- P. Grading, excavating or filling activities within the bluff.
- Q. Large Solar Energy System.
- R. Grading, excavating or filling activities involving the movement of more than five hundred (500) cubic yards of material that is not in connection with another permitted use. Activities associated with the maintenance or improvement of public roads are exempt.

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Conditional Use	Conditional Use Requirements
> 10 cubic yards within Bluff Impact Zone	<p>Scaled site plan w/2-foot contours depicting existing and proposed topography. As-Built upon completion.</p> <p>Site Plan (s) and As-Built completed by a surveyor or engineer.</p>
> 500 cubic yards outside Bluff Impact Zone	<p>Parcels < 5 acres: Scaled site plan w/ 2-foot contours depicting existing and proposed topography. As-Built upon completion.</p> <p>Parcels 5-20 ac: Scaled site plan w/ 5-foot contours depicting existing and proposed topography. As-Built upon completion.</p> <p>Parcels > 20 ac: Scaled site plan w/ 10-foot contours depicting existing and proposed topography. As-Built upon completion.</p> <p>Site Plan(s) and As-Built completed by a surveyor or engineer.</p>

SUBDIVISION 4. PERMITTED ACCESSORY USES AND STANDARDS

The following uses shall be permitted accessory uses within the General Industry (I) District.

A. ACCESSORY STRUCTURES

1. Accessory structures in the General Industry (I) District that have lot sizes less than five (5) acres shall conform to the following structure areas and maximum structure heights.

Lot Size	Maximum Structure Area	Maximum Structure Height
Less than 1 acre	2,000 square feet	20 feet
1-1.99 acres	3,600 square feet	20 feet
2-4.99 acres	4,000 square feet	25 feet

2. Outside wall dimensions shall be used to determine maximum structure area, except where a roof projects out further than two (2) feet from the sidewall, roof area shall be used to determine maximum structure area.
3. No accessory structures such as but not limited to: Offices, retail and service structures shall be constructed or developed on a lot prior to construction of the principal use.

B. SEPARATION REGULATIONS

1. In case an accessory structure is attached to the principal structure, it shall be made structurally a part of the principal structure and shall comply in all respects with the requirements of this Ordinance applicable to the principal structure.
2. An accessory structure shall not be closer than five (5) feet to the principal structure.
 - a. In case an accessory structure is attached to the principal structure, it shall be made structurally a part of the principal structure and shall comply in all respects with the requirements of this Ordinance applicable to the principal structure.

C. DRAINAGE

Adequate drainage shall be provided and the drainage shall be directed away from adjacent private property.

D. PARKING

Off-street parking and loading.

E. LANDSCAPING AND SCREENING

F. OPEN, OUTDOOR SALES, SERVICE AND STORAGE

G. PERMITTED SIGNAGE

1. **Ground/Pylon Signs.**

- a. The maximum height of a sign is thirty (30) feet.
- b. No more than one (1) ground/pylon sign shall be permitted per every thirty five (35) lineal feet of road frontage.
- c. The square foot area of such signs shall not exceed two hundred (200) square feet.
- d. Ground/pylon signs shall be set back a minimum of ten (10) feet from property lines and/or right-of-way.

2. **Wall Signs.**

- a. Wall signs on any structure shall not exceed twenty (20) percent of the wall area.
- b. Wall signs shall not project above the roof level.

3. Electronic Messageboard Signs/Dynamic Signs

- a. Shall not flash.
- b. Any portion of the sign display shall be a minimum duration of ten (10) seconds and must be a static image.
- c. Lighting shall comply with the exterior lighting standards of this Section.

4. Electronic Graphic Display Signs

- a. Shall not flash.
- b. Any portion of the sign display shall be a minimum duration of ten (10) seconds and must be a static image.
- c. The sign shall not exceed illumination levels of five thousand (5,000) candela per square meter (NITS) between dusk and dawn and five hundred (500) NITS during the daytime.
- d. Lighting shall comply with the exterior lighting standards of this Section.

H. Accessory uses customarily incidental to the permitted uses in Subdivision 2 and 3 of this Section.

SUBDIVISION 5. DIMENSIONAL REGULATIONS

~~A. SETBACK EXEMPTIONS/STRUCTURE EXPANSIONS~~

- ~~1. Where proposed additions do not encroach further into the front, side, or rear yard than the existing structure, such additions will be permitted provided the use and the structure are in conformance with the following restrictions:~~
 - ~~a. The use of the structure is conforming to the zoning district in which it is located.~~
 - ~~b. The expansion of the structure shall not be located closer to the property line than the existing structure or at least one-half (1/2) of the required setback, whichever is greater.~~
 - ~~c. The expansion of the structure will not reduce any other required setback below the minimum standards of this Ordinance.~~
 - ~~d. The expansion of the structure will conform to all other restrictions of this Ordinance, including but not limited to, density, lot coverage, and structure height.~~

~~e. The height of the expansion shall not be greater than the existing structure at the existing building line.~~

A. FRONT YARD SETBACKS

1. There shall be a front yard setback of not less than one hundred (100) feet from any right-of-way.
2. When a lot is located at the intersection of two (2) or more roads, there shall be a front yard setback on each road right-of-way.
3. All component of an onsite subsurface sewage treatment system (SSTS) shall be a minimum of twenty (20) feet from all road right-of-ways.
4. All components of an onsite subsurface sewage treatment system (SSTS) for a non-conforming Lot of Record shall be ten (10) feet from all road right-of-ways.
5. The required front yard of a corner lot shall be unobstructed above a height of three (3) feet in a triangular area, two (2) sides of which are the lines running parallel along the right of way lines between the road intersection and a point fifty (50) feet from the intersection, and the third side of which is the line between the latter two (2) points.
6. No trees or shrubs shall be planted within ten (10) feet from any right-of-way.

B. SIDE YARD SETBACKS

1. There shall be a minimum side yard setback of not less than fifteen (15) feet for all structures.
2. For the purposes of emergency access, no storage of material shall be allowed within five (5) feet of side yard property lines.
3. No structures shall be located within fifty (50) feet of any Residential or Agricultural District.
4. Where a use has railroad side trackage abutting the side or rear of a site, a railroad loading facility may be constructed closer to the lot line than specified in other provisions of this Ordinance, subject to approval by the Planning Commission and Board of County Commissioners.

C. REAR YARD SETBACKS

1. There shall be a minimum rear yard setback of fifteen (15) for all structures.
2. Except no structures shall be located within fifty (50) feet of any Residential or Agricultural District.

3. For the purposes of emergency access, no storage of any material shall be allowed within five (5) feet of the rear property line.
4. Where a use has railroad side trackage abutting the side or rear of a site, a railroad loading facility may be constructed closer to the lot line than specified in other provisions of this Ordinance, subject to approval by the Planning Commission and Board of County Commissioners.

D. BLUFF SETBACKS

1. All structures shall be set back from the top and/or toe of the bluff:
 - a. Thirty (30) feet for bluffs with slopes eighteen (18) to thirty (30) percent.
 - b. Fifty (50) feet for bluffs with slopes greater than thirty (30) percent,
 - c. **Existing Building Sites**. All structures shall be set back thirty (30) feet from the top or toe of the bluff.
2. SSTS shall be set back thirty (30) feet from the top or toe of the bluff.
 - a. For an existing dwelling, SSTS upgrade and/or replacement tank(s):
 1. Shall be exempt from bluff setback.
 2. May be located within the bluff impact zone.
 3. Shall not be located within the bluff.
3. If the adjacent bluff is actively eroding, the Department may increase the setback requirement.
4. Structures and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.

E. WETLAND SETBACKS

All structures shall be setback a minimum of seventy five (75) feet from the wetland boundary of any Type three (3) through eight (8) wetland.

F. ADDITIONAL SETBACKS

1. When more than one (1) setback applies to a site, structures must be located to meet all setbacks.
2. All structures shall be setback fifty (50) feet from a cemetery.

G. LOT AREA

The minimum lot area shall contain an area of not less than one and one-half (1.5) acres.

H. LOT WIDTH

Every lot or tract shall have a width of not less than one hundred (100) feet abutting a public right-of-way.

I. LOT COVERAGE

Not more than sixty (60) percent of the lot shall be covered by impervious surface.

J. BUILDABLE LOT STANDARDS

1. A lot of record, or other lot, tract, or parcel legally recorded with the County Recorder that meets the requirements of this Ordinance and which has frontage on an improved and maintained public road, or an approved and maintained private road or easement is considered a buildable lot. The buildable lot shall have the contiguous required lot area of which not more than ten (10) percent is comprised of:
 - a. Area of a slope in excess of eighteen (18) percent.
 - b. An impact zone.
 - c. Floodplain.
 - d. Wetlands.
2. Each new building site created after the adoption of this Ordinance must have a minimum of 40,000 square feet of contiguous buildable lot area.
- ~~3. Each new building site created after January 23, 1996 must have sufficient area for a minimum of two (2) onsite sewage treatment systems.~~
3. [All lots created after January 23, 1996 must have a minimum of two \(2\) soil treatment and dispersal areas that can support Type 1 systems as described in Minnesota Rules, Chapters 7080 through 7083, as amended from time to time.](#)
4. Lots of Record that are substandard in area must conform to all other applicable regulations herein to qualify for placement of a structure.

K. HEIGHT

There shall be a maximum height limitation of one hundred and fifty (150) feet on all structures within the County. Any structure including but not limited to tower, spire and similar type structure, that exceeds this height requires a Conditional Use Permit, and then only after obtaining a letter of clearance from the Federal Aeronautics Administration and the Airport Commission for any airport located within ten (10) miles of the structure proposed to exceed the height limitation.

L. STRUCTURE AREA

Outside wall dimensions shall be used to determine maximum structure area, except where a roof projects out further than two (2) feet from the sidewall; roof area shall be used to determine maximum structure area.

SUBDIVISION 6. ACCESS DRIVES, ACCESS AND SERVICE ROADS

- A. Access drives onto any public roads shall require a review by the Road Authority. The Road Authority shall determine the appropriate location, size, and design of such access drives along public roads and may limit the number of access drives in the interest of public safety and efficient traffic flow.
- B. Access drives shall be constructed and maintained to meet all of the following:
 - 1. A minimum driving surface width of fourteen (14) feet.
 - 2. Inslope no greater than 4 to 1, as measured horizontal to vertical.
 - 3. Base material depth sufficient to support access by emergency vehicles.
 - 4. Unobstructed width of not less than twenty (20) feet.
 - 5. Unobstructed vertical clearance of not less than thirteen (13) feet, six (6) inches.
- C. Access drives in excess of one hundred fifty (150) feet in length shall provide a minimum turn-around of sixty (60) feet in width by sixty (60) feet in length.
- D. Access drives shall have a twenty (20) foot long flat grade directly adjacent to the road that the drive accesses.
- E. All lots or parcels with dwellings shall have direct physical access of adequate size for emergency vehicles along the frontage of the lot or parcel from either an existing or dedicated public roadway.
- F. A service road shall be constructed when two (2) or more General Industrial (I) properties are contiguous and when required by the Road Authority.
- G. Access drives shall not be located within the bluff impact zone.

SUBDIVISION 7. GENERAL REGULATIONS

- A. All land uses and development shall follow all other applicable regulations of this Ordinance.