

## **SECTION 7: "I-1" LIGHT INDUSTRIAL DISTRICT**

### **Subdivision 1. PURPOSE**

The purpose of the "I-1" LIGHT INDUSTRIAL DISTRICT is to provide locations for compact, convenient, limited, highway-oriented industry closely related to existing urban areas in the County and at standards that will not impair the traffic-carrying capabilities of abutting roads and highways. It is intended to encourage industrial development that is compatible with surrounding districts or land uses.

### **Subdivision 2. GENERAL PROVISIONS**

Lands may be rezoned from the Agricultural District to the Industrial District based upon the following factors:

1. The area has been designated in the Land Use Plan as Commercial or Industrial Concentration, or is so designated in the future by the County Board.
2. Access must be from a paved State or County road. No widening or paving of County Roads should be necessary.
  - A. If access is provided by a County Road or County State-Aid Highway, the suitability and width of the road surface for the types of vehicles anticipated must be approved by the County Engineer.
  - B. The location of an industrial or commercial access driveway must receive approval from the County Engineer or appropriate Minnesota Department of Transportation engineer.
3. The proposed use should not require city sewer or water service.
4. The proposed use would not adversely affect nearby residential or agricultural uses.

### **Subdivision 3. PERMITTED USES**

The following uses shall be permitted within the "I-1" LIGHT INDUSTRIAL DISTRICT, provided the plat design and site plan layout is in accordance with the Comprehensive Plan. Similar uses may be allowed upon the determination of the County Board of Commissioners, and contingent upon not requiring additional direct access onto the highway other than by means of existing curb-cuts and/or frontage roads.

1. Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods, or products which conform to the performance standards set forth hereinafter, 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, explosion hazards, or glare.

2. Any automobile service stations--for the retail or wholesale, dispensing of fuel, lubricants, tires, batteries, accessories, and supplies, including installation and minor services customarily incidental thereto.
3. Signs as regulated in Section 14 of this Ordinance.
4. Any building material sales.( $<12,000$  sq.ft.)
5. Any bus stations, bus terminals, bus turn-around (off-street) bus garages, and bus lots.
6. Any cartage and express facilities.
7. Any contractor's, architect's, and engineer's offices, shops, and yards, such as building, cement, electrical, heating, ventilating, air-conditioning, masonry, painting, plumbing, refrigeration, and roofing.
8. Any dry cleaning establishments; laundries.
9. Any dwelling units, for security guards and their facilities, located on the premises where they are employed in such capacity.
10. Any restaurant.
11. Any farm implement sales and storage.
12. Any fire station.
13. Any fuel sales.
14. Any grain elevators, feed and fertilizer manufacturer.
15. Any garages--for storage, repair, and servicing of motor vehicles.
16. Any greenhouses--wholesale.
17. Any mail order houses.
18. Any printing or publishing establishment.
19. Any railroad right-of-ways.
20. Any use permitted in the Fringe Commercial District.

#### **Subdivision 4. CONDITIONAL USES**

The following uses may be allowed in the "I-1" LIGHT INDUSTRIAL DISTRICT subject to obtaining a Conditional Use Permit in accordance with the provisions of Section 20 of this Ordinance.

1. Any airports and commercial heliports, including aircraft landing fields, runways, flight and flying schools, together with hangers, terminal buildings, and other auxiliary facilities.
2. Any air or railroad freight terminals, railroad switching and classification yards, repair shops and roundhouses.
3. Any essential service line as regulated in Section 16 of this Ordinance.
4. Any essential service structure as regulated in Section 16 of this Ordinance.
5. Extraction, processing or storage of sand, gravel, stone or other minerals subject to the provisions set forth in Section 13.
6. Junk yards, salvage yards, product stock piling yards.
7. Tattoo Establishments, Massage Establishments and Adult Orinted Entertainment Facilities.
8. Any conditionally permitted use in the Fringe Commercial District (C4)

#### **Subdivision 5. ACCESSORY USES**

The following uses shall be permitted accessory uses within the "I-1" LIGHT INDUSTRIAL DISTRICT.

1. Any accessory building or use in association with any permitted or conditional use, provided such accessory building or use shall be located on the same property.
2. No accessory building shall project beyond the required setback for any front, side or rear yard.

#### **Subdivision 6. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS**

Every lot in an "I-1" LIGHT INDUSTRIAL DISTRICT on which any permitted use is erected shall meet the following minimum standards.



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### Subdivision 6. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS

Every lot in an "I-1" LIGHT INDUSTRIAL DISTRICT on which any permitted use is erected shall meet the following minimum standards.

1. Minimum Lot Dimensions (All Land Uses): No minimum lot size is required; however, the lot size shall be adequate to meet the setback, yard and other requirements of this Section.

Width: 150  
Depth: 200

2. Minimum Setbacks, Principal or Accessory Structures:

Front, from centerline of:

Township Road: 100  
County Road, C.S.A.H: 130  
State Highway: 130

Interior Side: 20

Rear: 40

Side or Rear, Abutting  
a Site Currently Used for  
Housing: 50

When a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of the lot.

3. Minimum Setbacks, Commercial or Industrial Driveways or Parking Areas:

Front: 20  
Side or Rear: 10

4. Maximum Building Heights: 35 feet except as provided in Section 11, Subdivision 6 of this Ordinance.

5. Minimum setback from registered feedlots – no restriction.

1. Minimum Lot Dimensions (All Land Uses): No minimum lot size is required; however, the lot size shall be adequate to meet the setback, yard and other requirements of this Section.

Width: 150  
Depth: 200

2. Minimum Setbacks, Principal or Accessory Structures:

Front, from centerline of:

Township Road: 100  
County Road, C.S.A.H: 130  
State Highway: 130

Interior Side: 20

Rear: 40

Side or Rear, Abutting  
a Site Currently Used for  
Housing: 50

When a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of the lot.

3. Minimum Setbacks, Commercial or Industrial Driveways or Parking Areas:

Front: 20  
Side or Rear: 10

4. Maximum Building Heights: 35 feet except as provided in Section 11, Subdivision 6 of this Ordinance.

#### **Subdivision 7. SCREENING REQUIREMENTS**

1. Any industrial development that abuts any existing residential development or abuts any parcel planned or zoned for housing development shall be screened from view from the housing site using a combination of fencing, plantings and/or berming to the satisfaction of the Hutchinson Area Joint Planning Board.

If an industrial development occurs prior to an adjacent residential development, it shall be the responsibility of the residential development to provide screening using a combination of fencing, plantings and/or berming to the satisfaction of the Joint Planning Board.

2. Any outdoor storage or display of goods, materials, or damaged vehicles awaiting body repair shall be screened from view from any non-industrial zones (except farm fields) to the satisfaction of the Joint Planning Board using a combination of fencing, coniferous and deciduous plantings and/or berming.

**Subdivision 8. ACCESS REQUIREMENTS**

1. The location of any driveway from a public road shall require approval by the Joint Planning Board and the local governing body with advice from the County Engineer.
2. The minimum distance between any two driveway-road intersections shall be 75 feet. No driveway shall be located closer than 100 feet to the intersection of the pavement of the two public roads.

**Subdivision 9. GENERAL REGULATIONS**

Additional requirements for parking and other regulations in the "I-1" LIGHT INDUSTRIAL DISTRICT are set forth in Section 13 of this Ordinance.