

Section 11 – “I-1” INDUSTRIAL DISTRICT

Subdivision 1: Purpose

Subdivision 2: General Provisions

Subdivision 3: Permitted Uses

Subdivision 4: Conditional Uses

Subdivision 5: Dimensional Regulations

Subdivision 6: Screening Requirements

Subdivision 7: Access Requirements

Subdivision 8: General Regulations

Subdivision 1: Purpose

The purpose of the 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 McLeod County Comprehensive Land Use Plan as a 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.
5. The proposed lands shall be within the two (2) mile statutory limits of a municipality.

Subdivision 3: Permitted Uses

1. Manufacturing, compounding, processing, packaging, treatment or assembly of products and materials
2. Offices not serving the general public
3. Warehousing, cartage and express facilities
4. Research and development operations
5. Commercial radio or television transmitting stations and towers
6. Grain elevators, feed and fertilizer manufacture
7. Greenhouses—wholesale
8. Printing or publishing establishments
9. Fuel and ice sales
10. Any use permitted in the Highway Business District.
11. Property that has been rezoned from “A” Agricultural to “I-1” Industrial prior to August 16, 2005 shall be exempt from the required one-half (1/2) setback from an existing registered or permitted feedlot.

Subdivision 4: Conditional Uses

Land in the Industrial District may be used for any of the following purposes only with the issuance of a Conditional Use Permit. Refer to Section 17 for a description of the requirements for each of these Conditional Uses.

1. Recycling operations for non-hazardous waste
2. Aircraft landing fields or strips, commercial heliports
3. Railroad freight terminals, railroad switching and classification yards, repair shops and roundhouses
4. Essential service lines, essential service structures
5. Extraction of minerals
6. Junk yards, salvage yards.
7. Single unit living quarters within the primary structure
8. Fire station
9. Communication towers
10. Adult Business

Subdivision 5: Dimensional Regulations

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

2. Minimum Setbacks, Principal or Accessory Structures:

Minimum Setbacks	Principal	Accessory Structures
Front, from centerline of:		
Township Road	100	100
County Road, CSAH	130	130
State Highway:	130	130
Fronted, platted lots, from road right of way	40	40
Side:	20	20
Rear:	40	20
Side or rear, abutting a site currently used for housing	50	50

When a lot is located at the intersection of two or more roads or highway, 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

These setbacks are measured from the right-of-way or easement of the public road or from the nearest property lines.

4. Maximum Building Heights: 35 feet except as provided in Section 16, Subdivision 14 of this Ordinance.
5. Setback Distance to Feedlots – one half (1/2) mile from an existing registered or permitted feedlot for any property rezoned to “I-1” Industrial after August 16, 2005.

Subdivision 6: 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 County Planning Commission.

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 County Planning Commission.

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 County Planning Commission using a combination of fencing, coniferous and deciduous plantings and/or berming.

Subdivision 7: Access Requirements

1. The location of any driveway from a public road shall require approval by the County Planning Commission and the local governing body with advice from the County Engineer.
2. No driveway shall be located closer than 125 feet to the intersection of two public roads. This distance shall be measured from the centerline of the driveway to the edge of the right-of-way of the parallel road.
3. There shall be a maximum of two access points per parcel. Access points should be located as far apart as feasible.

Subdivision 8: General Regulations

Additional requirements for parking and other regulations are set forth in Section 16, General Development Regulations.