

CHAPTER 25: ZONING

ARTICLE 14. I-O DISTRICT, INDUSTRIAL-OFFICE

Sec. 25-89 Purpose.

The purpose of the Industrial-Office District is to provide for light manufacturing, office, research and development, warehousing, and other permitted uses in a functional, attractive manner which does not unduly affect the development or use of nearby properties.

NOTE: The provisions of Article 18 (General Building and Performance Requirements) shall apply.

Sec. 25-90 Uses in the Industrial-Office District.

(a) Permitted Uses:

- (1) Light manufacturing, processing, treatment, or assembly of products or materials.
- (2) Offices.
- (3) Research and development facilities.
- (4) Office-warehouse.
- (5) Office-showrooms.
- (6) Motels, Hotels and Conference Centers.
- (7) Indoor Community Recreation and Outdoor Civic Events and Facilities.
- (8) Restaurants.
- (9) Self-service storage facilities, provided that:
 - a) The self-service storage facility is located at least 350 feet from the nearest residential property;
 - b) The self-service storage facility is not used for residential purposes;
 - c) Exterior access points to all individual storage units, including, but not limited to, exterior doors and exterior garage doors, are located within a courtyard area that is fully enclosed by buildings or walls, except for access openings to the courtyard area for the purpose of ingress and egress;
 - d) The facility complies with the design standards for industrial buildings provided in Section 25-175; and
 - e) No commercial transactions occur at the self-service storage facility other than the rental of storage units. (Ord. 830, 7/25/17)

(b) Accessory Uses: In addition to those subordinate uses which are clearly and customarily incident to the principal uses, such as parking lots and off-street loading facilities, the following additional accessory uses will be permitted on the lot occupied by the principal use:

- (1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed thirty (30) percent of the gross floor space of the principal use.
- (2) Off-Street parking as regulated by Section 25-161 of this Chapter.

(3) Off-street loading as regulated by Section 25-162 of this Chapter.

(c) **Special Uses**

(1) Automobile Towing Service

Sec. 25-91 Access.

- (a) Access to industrial development shall be allowed only on arterial or collector streets, or a street specifically designed for such development.
- (b) Curb cuts within a single proposed site shall not be spaced closer than 150 feet. Industrial developments of a small scale shall be encouraged to develop a common access drive and parking facilities. Incentives, such as reduction in setback and/or parking requirements, may be provided at the discretion of the City Council.
- (c) A turning lane and its appropriate right-of-way must be provided if the City Council determines that one is needed.

Sec. 25-92 Requirements on Lot Area, Lot Coverage, and Building Area.

(a) **Lot sizes/area, coverages and building area.**

- (1) Lot sizes/area shall be a minimum of one (1) acre or more.
- (2) There shall be a minimum of 120-foot lot width on City lots.

(b) **Lot Coverage.**

- (1) The maximum allowable lot coverage shall be 90 percent of the lot.
- (2) To calculate lot coverage, the following areas shall be added together: Area of the building as determined by the foundation plan; parking areas and driveways; loading, storage, trash areas, and all other areas covered with impervious material not purposely used for landscaping.

Sec. 25-93 Requirements on Setbacks, Yards, and Heights.

- (a) The minimum building setback from any lot line or public right-of-way shall be as set forth below.
 - (1)

BUILDING SETBACKS	FEET
Minor Arterial Street	30
Collector Street	30
Local Street	30
Interior Lot Line	20
Residential Zoning Boundary	50

(2)

PARKING LOT OR CIRCULATION DRIVE	FEET
Minor Arterial Street	10
Collector Street	10
Local Street	10
Interior Lot Line	5
Residential Zoning Boundary	30

(b) Buildings may exceed thirty-five (35) feet in height if their design conforms to Minnesota State Building Code, Section 1306.

Sec. 25-94 Exterior Storage.

All exterior storage of raw materials, supplies, finished or semi-finished products and equipment shall be excluded from the front yard and shall be screened from view by an opaque wall or fence.

Sec. 25-95 to 25-100 Reserved.