

# CHAPTER 25: ZONING

## ARTICLE 15. G.I. DISTRICT, GENERAL INDUSTRIAL

### Sec. 25-101 Purpose.

The purpose of the General Industrial District is to provide for light and heavy manufacturing, large-scale warehousing, truck terminals, and businesses which require large amounts of outdoor storage.

### Sec. 25-102 Uses in the General Industrial District.

#### (a) Permitted Uses:

- (1) Any Permitted or Special Use of the Industrial-Office District.
- (2) Heavy manufacturing.
- (3) Warehousing.
- (4) Truck terminals.
- (5) Bulk storage of liquid.

#### (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) Service facilities providing personal services, education, recreation, entertainment, food and convenience goods primarily for those personnel employed for the principal use.
- (2) Motor fuel station car wash.

### Sec. 25-103 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. 25-104 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)

<b>BUILDING SETBACKS</b>	<b>FEET</b>
Minor Arterial Street	40
Collector Street	40
Local Street	40
Interior Lot Line	20
Residential Zoning Boundary	50

(2)

<b>PARKING LOT OR CIRCULATION DRIVE</b>	<b>FEET</b>
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. 25-105 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 from the public right-of-way by an opaque wall or fence.

**Sec. 25-106 to 25-113 Reserved.**