

## SECTION 8: INDUSTRIAL DISTRICTS

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## ARTICLE ONE: “I-1” INDUSTRIAL PARK DISTRICT

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### **Subdivision 1: Purpose**

The “I-1” Industrial Park District is established, in an effort to expand upon employment opportunities within the community. The purpose of the Industrial Park District is to group industrial uses in locations that have adequate and convenient access to major streets, highways and the railroad line. While the City is predominately residential in character, industrial uses are an important part of the City’s land use pattern. Regulations encourage the development of industrial uses that are compatible with surrounding and abutting land uses. In order to accomplish this compatibility, development within the district is intended for administrative, wholesaling, manufacturing, warehousing, office, and related uses which can maintain high standards of appearance, through building design, site design, and landscaping / screening, and not require a high level of public services. With proper control, these areas should be compatible with commercial or residential areas.

### **Subdivision 2: Permitted Uses**

The following are permitted uses:

- A. Building maintenance service.
- B. Contractor’s shop.
- C. Essential services.
- D. Light manufacturing.
- E. Motor vehicle repair facility, subject to those standards as provided within Section 13 of this Ordinance.
- F. Office – showroom.
- G. Office – warehouse.
- H. Research and development facilities.
- I. Warehouse.
- J. Water treatment plant.
- K. Wholesale establishment, indoor.

### **Subdivision 3: Conditional Uses**

The following uses may be permitted through the issuance of a Conditional Use Permit. All applications for a Conditional Use Permit due to hazardous waste production, processing, or storage shall submit a plan describing the storage, transportation, and final disposal of all hazardous waste materials and shall submit proof of registration with the Minnesota Pollution Control Agency as a hazardous waste generator.

- A. Ambulance service.
- B. Broadcasting and recording studio.
- C. Commercial recreation (indoor only).
- D. Contractor’s yard.
- E. Ground transportation service.
- F. Heavy manufacturing.
- G. Household maintenance and small engine repair facility, subject to those standards as provided within Section 13 of this Ordinance.

- H. Medium manufacturing.
- I. Motor vehicle body shop, subject to the standards as provided within Section 13 of this Ordinance.
- J. Outside storage (permanent), subject to the standards as provided within Section 13 of this Ordinance.
- K. Public buildings / uses.
- L. Recycling collection centers.
- M. Scrap operations (indoor only).
- N. Self storage facilities.
- O. Telecommunication facilities, subject to the standards as provided within Section 13 of this Ordinance.
- P. Truck freight terminal.
- Q. Wholesale establishment (outdoor).
- R. Wind energy conversion systems, as an accessory use, subject to the standards as provided within Section 13 of this Ordinance.
- S. Distillery.
- T. Micro distillery.

**Subdivision 4: Interim Uses**

- A. Adult uses (principal), subject to the standards and licensing provisions provided within Section 13 of this Ordinance and the Isanti City Code of Ordinances.
- B. Farming.
- C. Residential living quarters for security purposes only, provided the unit is in the same building as the industrial use, the off-street parking requirements are met, and there is full compliance with all of the applicable building and fire code requirements. Interim use permits issued for this purpose shall require that the resident own or be a paid employee of the business, are limited to the property owner and specific use for which it was issued, and are subject to annual review by the Planning Commission.
- D. Wildlife rehabilitators licensed by the State that temporarily keeps exotic animals within the City of Isanti when the purpose is to return the animals to the wild.

**Subdivision 5: Uses by Administrative Permit**

Subject to the provisions of this Section, and processing requirements stipulated in Section 21, the following uses are allowed in the industrial district by administrative permit as may be issued by the Zoning Administrator. This Subdivision allows for certain temporary uses that are accessory to the principle use in the industrial district and typically occur for short durations on an infrequent basis.

- A. Temporary Outdoor Storage, subject to the following criteria:
  - 1. Storage areas shall be located within the rear yard; however, outdoor storage may be located within the side yard, providing the side yard is not adjacent to or across the street from a residentially zoned property.
  - 2. Storage area shall be maintained in a neat and orderly manner.
  - 3. Storage areas shall not be located upon sodded areas.
  - 4. Outside storage of items shall be for a maximum of fifteen (15) consecutive days, up to four (4) times a year.
  - 5. If outside storage is placed within parking areas, said storage areas shall not consume more than 15% of the required parking spaces.

**Subdivision 6: Permitted Accessory Uses**

- A. Accessory buildings and uses customarily incidental to any of the permitted uses. Accessory buildings are subject to the regulations as provided within Section 13 of this Ordinance.
- B. Adult uses (accessory) may be permitted by an interim use permit, providing such use meets the requirements for an Adult Use (accessory) as by Section 13 of this Ordinance and the Isanti City Code of Ordinances.
- C. Off-street parking and loading, in accordance with Section 17 of this Ordinance.
- D. Outdoor smoking shelters, subject to the standards as provided within Section 13 of this Ordinance.
- E. General Retail, provided that:
  - 1. The retail sales area is accessory to the principal use.
  - 2. The retail sales area is indoors.
  - 3. The retail sales area does not exceed ten (10%) of the gross floor area of the building in which the sales area is situated.
  - 4. No additional signage has been provided identifying the retail sales activity.
- F. Signs, in accordance with Section 16 of this Ordinance.
- G. Trash receptacle enclosures, subject to the regulations as provided within Section 14 of this Ordinance.

**Subdivision 7: Minimum Lot Size**

- A. Every individual lot, site, or tract shall have an area of not less than one-half (.5) acres.
- B. Every lot or tract shall have a width of not less than one hundred (100) feet abutting a public right-of-way.
- C. All planned unit developments shall require a minimum area of at least two (2) acres.
- D. There shall be a required minimum of twenty-five percent (25%) reservation of the total lot area for landscaping use. A landscaping plan must be submitted to and be approved by the Planning Commission or its designee.

**Subdivision 8: Front, Side and Rear Yard Requirements (Principal Building)**

- A. Front Yard. There shall be a front yard having a depth of not less than thirty (30) feet between building and the street right-of-way line.
- B. Side Yard. There shall be two (2) side yards, one on each side of a building. Each side yard shall be not less than fifteen feet in width.
- C. Rear Yard. There shall be a rear yard not less than thirty (30) feet in depth.

**Subdivision 9: Transitional Yard Requirements**

When any lot line coincided with a lot line of an adjacent residential district, a minimum thirty (30) foot landscaped buffer zone shall be provided with landscaping and screening in accordance with the provisions as provided within Section 15 of this Ordinance.

**Subd. 10. Maximum Impervious Surface Coverage**

The sum total of the ground area covered by all structures and uses (permitted, accessory, and conditional, including parking lots) on the zoning lot on which the structures and uses are located shall not exceed seventy-five (75%) percent. The applicant must prove to the City, the ability to meet or exceed City, County, and/or State stormwater holding requirements as part of their project and/or site plan approval.

**Subdivision 11: Off-Street parking and Loading/Unloading Facilities**

Off-street parking and loading/unloading facilities shall meet the requirements as established in the Section 17 of this Ordinance. All off-street parking and loading/unloading spaces shall be located on the same lot as the principal use.

**Subdivision 12: Performance Standards**

All buildings, structures, and uses shall meet the performance requirements as established within Section 14 of this Ordinance.

**Subdivision 13: Building Design and Construction**

- A. The design and location of the buildings constructed on a lot shall be attractive and shall compliment existing structures and the surrounding natural features and topography with respect to height, design finish, color, size and location.
- B. Load bearing structural components shall be steel or structural concrete. Other materials of greater strength may be used if expressly allowed by the City Council.
- C. Architecturally and aesthetically suitable building materials shall be applied to, or used on, all sides of all buildings that are adjacent to other existing or future structures or roads. Exterior walls of iron, aluminum, or wood will be permitted only with the specific written approval of the City Council. Exterior walls of masonry, concrete and glass are encouraged. Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings.
- D. All exterior wall finishes on any building shall be comprised of any one or a combination of the following materials:
  - 1. Face brick
  - 2. Natural stone
  - 3. Glass
  - 4. Specially designed pre-cast concrete units, if the surfaces have been integrally treated with an applied decorative material or texture.
  - 5. Factory fabricated, finished 26 Ga. Metal panel
  - 6. Decorative concrete block approved by the City Council.
  - 7. Architectural metal accent panels, generally with a value greater than pre-cast concrete units, and as specifically approved by the City Council.
  - 8. When material noted in (5) above is used, there shall be a wainscot of material noted in (1), (2.) or (6) above, Wainscot shall be located across a minimum of 50% of the linear perimeter of the building and shall be located where most visible from streets and as specifically approved by the City Council. Minimum wainscot height shall be one-third of the sidewalk height and/or specifically approved by the City Council.
  - 9. Other materials as approved by the City Council and in conformance with existing design and character of the Property.

**Subdivision 14: Fencing and Screening**

Fencing and Screening for industrial uses shall be accomplished through the use of either a screening fencing or planning screen, which meets the requirements as stipulated within Section 15 of this Ordinance. The Planning Commission shall review and make a recommendation with final approval granted by the City Council.

**Subdivision 15: Site Plan Approval Required**

All applications for a building permit or an occupancy permit shall be accompanied by a site plan that meets the criteria listed in Section 18 of this Ordinance.