SECTION 12: TIER ONE ZONING DISTRICTS

Article 1	**"T1-R" Tier One Residential District**	**12-2**
Subdivision 1	**Purpose**	
Subdivision 2	**Permitted Uses**	
Subdivision 3	**Permitted Accessory Uses**	
Subdivision 4	**Conditional Uses**	
Subdivision 5	**Interim Uses**	
Subdivision 6	**Lot Requirements and Setbacks**	
Subdivision 7	**Special Regulations**	
Subdivision 8	**Landscaping and Fencing**	
Article 2	**"T1-B" Tier One Business District**	**12-5**
Subdivision 1	**Purpose**	
Subdivision 2	**Permitted Uses**	
Subdivision 3	**Conditional Uses**	
Subdivision 4	**Interim Uses**	
Subdivision 5	**Uses by Administrative Permit**	
Subdivision 6	**Permitted Accessory Uses**	
Subdivision 7	**Lot Requirements and Setbacks**	
Subdivision 8	**Site Plan Approval Required**	
Subdivision 9	**Building Materials**	
Subdivision 10	**Fencing, Screening, and Landscaping**	
Subdivision 11	**Special Regulations**	
Article 3	**"T1-I" Tier One Industrial District**	**12-8**
Subdivision 1	**Purpose**	
Subdivision 2	**Permitted Uses**	
Subdivision 3	**Conditional Uses**	
Subdivision 4	**Interim Uses**	
Subdivision 5	**Uses by Administrative Permit**	
Subdivision 6	**Permitted Accessory Uses**	
Subdivision 7	**Minimum Lot Size**	
Subdivision 8	**Front, Side and Rear Yard Requirements**	
Subdivision 9	**Transitional Yard Requirements**	
Subdivision 10	**Impervious Surface Coverage**	
Subdivision 11	**Off-Street Parking and Loading Facilities**	
Subdivision 12	**Performance Standards**	
Subdivision 13	**Building Design and Construction**	
Subdivision 14	**Fencing and Screening**	
Subdivision 15	**Site Plan Approval Required**	

ARTICLE ONE: "T1-R" TIER ONE RESIDENTIAL DISTRICT

Subdivision 1: Purpose
The purpose of the "T1-R" Tier One Residential District is to protect low density areas from premature urbanization and to discourage residential development without city services. The Tier One Residential District will permit existing agricultural uses to continue until such time, as the property is annexed into the City and is serviced by City services and infrastructure.

Subdivision 2: Permitted Uses
The following are permitted uses:

A. Agriculture.

B. Essential services.

C. Farming.

D. Golf courses.

E. Licensed home day care. Facility shall comply with Minnesota State Statutes and Rules.

F. Nursery, wholesale.

G. Public open space.

Subdivision 3: Permitted Accessory Uses
The following are permitted accessory uses:

A. Accessory buildings, to include accessory farm structures, in accordance with the setback and height restrictions as provided within this Article.

B. Decks and patios.

C. Decorative landscaping features, fencing, and screening as permitted and regulated by this Article.

D. Permitted home occupations as regulated by Section 13 of this Ordinance.

E. Residential kennels, as defined in Section 2 of this Ordinance. Shall meet the registration and licensing requirements as provided within Chapter 87, Article II Dogs of the Isanti City Code.

Subdivision 4: Conditional Uses
The following are conditional uses within the "T1-R" Tier One Residential District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance. Additional specific standards and criteria may be cited for respective conditional uses and a request shall be evaluated based upon those additional standards and criteria.

A. Cemeteries.

B. Community recreation.

C. Dwellings, Single-family detached. Foundation shall meet building code requirements.

D. Recreation support facilities may be permitted as an accessory use to commercial recreation facilities.

E. Religious institutions.

F. Residential facility, Licensed (Group Home) serving 6 or fewer persons. Under Minnesota Statutes Chapter 144D, 462.357.

G. Telecommunication towers and antennas. Standards as provided in Section 13 of this Ordinance shall be met.

Subdivision 5: Interim Uses

The following are interim uses within the "T1-R" Tier One Residential District and shall require an Interim Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.

A. Archery ranges.

B. Commercial kennels, as defined in Section 2 of this Ordinance and accessory to a single-family detached dwelling, meeting the registration and licensing requirements as provided within Chapter 87, Article II Dogs of the Isanti City Code.

C. Special home occupations, which is accessory to a residential dwelling; subject to the requirements provided in Section 13 of this Ordinance.

Subdivision 6: Lot Requirements and Setbacks

A. Lot Requirements.

Maximum Density	4 units per 40 acres
Lot Size	1 acres (43,560 square feet)
Minimum Lot Frontage	170 feet
Minimum Lot Depth	250 feet

1. A plat of the entire forty (40) acres shall be submitted prior to the issuance of a conditional use permit.
2. Such plat shall show how the property can be subdivided in the future while maintaining compliance with all City Ordinances.
3. Remaining property shall be platted as an outlot.

B. Setbacks and Height Restrictions – Principal Building.

The minimum principal structure setbacks for a one (1) acre lot are as follows:

Center of County and State Roadways	100 feet
Minimum Front Yard Setback	30 feet
Minimum Rear Yard Setback	30 feet
Minimum Side Yard Setback	20 feet, each side
Maximum Height	35 feet

C. Setbacks – Accessory Buildings.

Regulations for Accessory Structures are provided in Section 13 of this Ordinance.

Rear Yard Setback	5 feet
Side Yard Setback	5 feet
Street Side Yard Setback	20 feet

D. Garage Requirements.

With the exception of dwelling units constructed prior to the effective date of this Ordinance, all dwelling units shall include an attached garage. All such garages shall be attached and constructed to accommodate two (2) vehicles parked side-by-side. Tandem garage spaces are permitted providing the required number of side-by-side parking spaces are met.

Minimum Floor Area	400 square feet
Minimum Width	20 feet
Minimum Depth	20 feet

E. Driveway Requirements.

1. Driveways shall be constructed of bituminous, concrete, Class Five Aggregate, rock, or equivalent material suitable to control dust and drainage subject to approval of the City Planner, as said surfacing shall be harmonious with improvements in the area.
2. Upon annexation to the City and a bituminous or concrete roadway is adjacent to the home, the property owner has six (6) months to upgrade the driveway surface to bituminous or concrete.
3. Driveways shall be installed before a Certificate of Occupancy is issued.

4. Driveways shall be placed a minimum of three (3) feet from the adjacent property line.
5. Driveways beginning at the home shall be paved a minimum of twelve (12) feet in width and a minimum of thirty (30) feet in length.
6. Driveway culverts shall be addressed within the plat. The City Engineer shall provide approval prior to the issuance of a building permit.

Subdivision 7: Special Regulations

A. All proposed new uses shall submit a plat to the City Planner for review of compliance with all City Ordinances.

B. No buildings of pole type construction are permitted, unless approved as a conditional use for agriculture purposes.

C. All dwellings must have a minimum of nine hundred twelve (912) square feet of livable floor space above grade. The minimum square footage may be reduced by a conditional use permit for a planned unit development. All dwellings must have foundations and frost footings, which shall meet building code requirements.

D. For the purpose of this Ordinance, a frost footing shall be any footing placed at the required depth to avoid the accepted frost line as determined by an engineer of soil mechanics, and absent an engineer's report, placed at a depth of at least three and one-half feet.

E. No residence shall be less than twenty-four (24) feet in width.

F. All dwellings within the corporate city limits shall have one (1) year from the date on which City water and sewer services are made available to the area, to connect to such services. No variances from this policy will be permitted.

G. All waste, material, debris, refuse, garbage, or materials not currently in use for construction purposes shall be stored indoors and screened from eye-level view of public streets and adjacent properties, or be kept in covered trash containers.

Subdivision 8: Landscaping and Fencing

A. Lawns. All lots shall have seeded or sodded lawns. The lawn is required to cover the area surrounding the home and shall extend thirty (30) feet from the front and rear of the home and shall extend ten (10) feet on both sides of the home.

B. Fences. As permitted and regulated by Section 15 of this Ordinance.

C. Landscaping. A minimum of two (2) trees per 10,000 square feet of land or one (1) tree per 50 feet of road frontage, whichever is greater is required in the front yard. Four (4) inches of topsoil is required within landscaped areas.

ARTICLE TWO: "T1-B" TIER ONE BUSINESS DISTRICT

Subdivision 1: Purpose
This district is designed and intended to promote the development of commercial uses which are predominately auto-oriented in nature. The district caters to highway-oriented businesses as well as to businesses that provide basic shopping and service needs to the community. While the types of uses (permitted, conditional and interim) are similar to those found within the "B-2" General Business District; the Tier One Business District takes into consideration the unique location of parcels identified within this district. These parcels have not yet been annexed into the corporate limits of the City; however, they are located within the immediate growth boundary of the City and may become part of the community in the near future. When designing a commercial site within the Tier One Business District, compatibility with adjacent uses and buildings are required. Site design, building sizes and materials, and screening/landscaping are still considered important when creating and maintaining a thriving commercial base.

Subdivision 2: Permitted Uses
The following are permitted uses within the "T1-B" Tier One Business District:
A. Any permitted use as listed within Section 7: Business Districts, Article 2: "B-2" General Business District.

Subdivision 3: Conditional Uses
The following are conditional uses allowed in the "T1-B" Tier One Business District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.
A. Any conditional use as listed within Section 7: Business Districts, Article 2: "B-2" General Business District.

Subdivision 4: Interim Uses
The following are interim uses allowed in the "T1-B" Tier One Business District and shall require an Interim Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.
A. Any interim use as listed within Section 7: Business Districts, Article 2: "B-2" General Business District.

Subdivision 5: Uses By Administrative Permit
The following are uses permitted by Administrative Permit within the "T1-B" Tier One Business District and shall require an Administrative Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.
A. Any use by administrative permit as listed within Section 7: Business Districts, Article 2: "B-2" General Business District.

Subdivision 6: Permitted Accessory Uses
The following are permitted accessory uses within the "T1-B" Tier One Business District:
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. Outdoor patios and decks, as an accessory use to a bar, restaurant, club or other assembly use with liquor or food sales, providing the requirements as listed in Section 13 are met.

C. Outdoor smoking shelters, as an accessory use to a bar, restaurant, club, or other assembly use with liquor or food sales, providing the requirements as listed in Section 13 are met.

D. Fencing, Screening, and Landscaping in accordance with Section 15 of this Ordinance.

E. Signs, in accordance with Section 16 of this Ordinance.

F. Trash receptacle enclosures, in accordance with the regulations provided within Section 14, Subdivision 3 of this Ordinance.

Subdivision 7: Lot Requirements and Setbacks
A. Lot Requirements.

Lot Size	1.5 acres
Lot Width	160 feet

Lot Depth	250 feet

B. Setbacks and Height Restrictions – Principal Building.

Roadway Setback	100 feet
Side Yard Setback	15 feet, each side
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Maximum Building Height	35 feet

C. Off-Street Parking and Driveway Requirements.
Parking lots, driveways, and loading/unloading areas shall meet the requirements for Off-Street Parking and Loading, as provided in Section 17 of this Ordinance.

D. Parking Lot Setbacks.
Setbacks double in areas adjacent to Residential Districts.

Front Yard Setback	10 feet
Rear Yard Setback	10 feet
Street Side Yard Setback	10 feet
Side Yard Setback	5 feet

Subdivision 8: 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. Approval of the site plan by the City Council is required prior to issuance of a building permit.

Subdivision 9: Building Materials
A. Building materials shall be attractive in appearance, durable with permanent finish, and of a quality that is both compatible with surrounding structures and consistent with City standards for the District in which the structure is located.

B. Major exterior surfaces, on all walls, shall consist of entirely face brick, stone, glass, stucco, architecturally treated concrete, cast in place or precast panels, or decorative block. Wood and metal may be used as accent materials, provided that they are appropriately integrated into the overall building design and not situated in areas that will be subject to damage associated with heavy use.

C. Alternate exterior building materials may be considered during the site plan review process, with recommendation by the Planning Commission and final approval by the City Council.

D. Accessory structures shall be constructed of the same or similar building material as the principal structure.

Subdivision 10: Fencing, Screening, and Landscaping
A. Fencing and Screening. Fencing and screening of the following shall be in accordance with Section 15 of this Ordinance.
1. The ground level view of mechanical utilities shall be completely screened from adjacent properties and streets, or designed to be compatible with the architectural treatment of the principle structure.
2. External loading and service areas shall be completely screened from the ground level view of adjacent residential and commercial properties, and adjacent streets.
3. When abutting or directly across the street from a Residential District, a fencing and/or screening is required.
4. Refuse and Garbage receptacles shall be stored within the principal structure, within an attached structure accessible from the principle structure, or totally fenced or screened in accordance with this ordinance.
5. Light from automobile headlights and other sources shall be screened when adjacent to a residential district.

B. Landscaping. The site shall be landscaped in accordance with an approved landscape plan. All lots shall be sodded with four (4) inches of topsoil. One (1) tree shall be provided for every 10,000 square feet of lot or one (1) tree per fifty (50) feet of road frontage, whichever is greater.

Subdivision 11: Special Regulations

A. All businesses within the corporate city limits have one (1) year from the date City water and sewer is extended to the property to connect to City services. Variances from this stipulation are prohibited.

B. Pole type buildings are prohibited.

C. Properties along Highway 65 are subject to the regulations presented in Section 11, Article 5: "H65" Highway 65 Corridor Overlay District. *(Ord. No. 657)*

ARTICLE THREE: "T1-I" TIER ONE INDUSTRIAL DISTRICT

Subdivision 1: Purpose

The "TI-1" Tier One Industrial District is established, in an effort to expand upon employment opportunities within the community as well as to provide for future land area in which to develop industrial uses. The purpose of the Tier One Industrial District is allow for the continued grouping of 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 and will continue to be so in the future. While the types of uses (permitted, conditional, and interim) are similar to those found within the "I-1" Industrial Park District; the Tier One Industrial District takes into consideration the unique location of parcels identified within this district. These parcels have not yet been annexed into the corporate limits of the City. Regulations within the Tier One Industrial District continue to 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 within the "T1-I" Tier One Industrial District:

A. Any permitted use as listed within Section 8: Industrial Districts, Article 1: "I-1" Industrial Park District.

Subdivision 3: Conditional Uses

The following are conditional uses allowed in the "T1-I" Tier One Industrial District and shall require a Conditional Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.

A. Any conditional use as listed within Section 8: Industrial Districts, Article 1: "I-1" Industrial Park District.

Subdivision 4: Interim Uses

The following are interim uses allowed in the "T1-I" Tier One Industrial District and shall require an Interim Use Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.

A. Any interim use as listed within Section 8: Industrial Districts, Article 1: "I-1" Industrial Park District.

Subdivision 5: Uses By Administrative Permit

The following are uses permitted by Administrative Permit within the "T1-I" Tier One Industrial District and shall require an Administrative Permit based upon the procedures set forth and regulated by Section 21 of this Ordinance.

A. Any use by administrative permit as listed within Section 8: Industrial Districts, Article 1: "I-1" Industrial Park District.

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. Off-street parking and loading, in accordance with Section 17 of this Ordinance.

C. Outdoor smoking shelters, in accordance with Section 13 of this Ordinance.

D. 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%) percent 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.

E. Signs, in accordance with Section 16 of this Ordinance.

F. Trash receptacle enclosures, in accordance with the regulations as provided within Section 14, Subdivision 3 of this Ordinance.

Subdivision 7: Minimum Lot Size

A. Every individual lot, site, or tract shall have an area of not less than two and one-half (2.5) acres.

B. Every lot or tract shall have a width of not less than one hundred sixty (160) feet abutting a public right-of-way.

C. Every lot or tract shall have a minimum lot depth of two hundred fifty (250) feet.

D. There shall be a required minimum of twenty-five (25) percent reservation of the total lot area for landscaping purposes. 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

A. Front Yard. From the center of all roads is one hundred (100) feet and from the right-of-way is sixty-seven (67) feet.

B. Side Yard. There shall be two (2) side yards, one on each side of the building. Each side yard shall be not less than fifteen (15) feet.

C. Rear Yard. There shall be a rear yard setback of thirty (30) feet.

Subdivision 9: Transitional Yard Requirements

When any lot line coincides with a lot line of an adjacent residential district, the setback from the lot line shall be at least thirty (30) feet.

Subdivision 10: Maximum Impervious Surface Coverage

The sum total of ground area covered by all structures and uses (permitted, accessory, interim, and conditional, including parking lots) on the zoning lot 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 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. All proposed new uses must submit a plat to the City Planner for review for compliance with this Ordinance.

B. Each building located on a lot shall be built in a good and work-like manner with high quality, first-class building materials. 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.

C. 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.

D. 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 roadways. 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.

E. All exterior wall finishes on any building shall be comprised of at least fifty (50) percent of one (1) 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 Board.
8. Other materials as approved by the Board 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 fence or planting 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.