

SECTION 13 – HEAVY INDUSTRIAL

SUBDIVISION 13.01: PURPOSE.

The purpose of the Heavy Industrial District is to provide locations for industrial activities that have greater than average off-site effects. This District should be located in an area in accordance to the Land Use Plan that achieves the following purposes:

- A.** To provide appropriately located areas for heavy industrial activities.
- B.** To permit development of a size and in the appropriate location shown on the Land Use Map.
- C.** To protect residential and commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, traffic, fire, explosion, noxious fumes, and other hazards.
- D.** To provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationships to each other.
- E.** To provide adequate space to meet the needs of modern industrial development, including off- street parking, truck loading areas, landscaping and on-site stormwater retention. To provide sufficient open space around industrial structures to protect them from the hazard of fire and to minimize the impact of industrial plants and nearby uses.
- F.** To minimize traffic congestion.
- G.** To provide locations where industries that desire larger sites and outside storage can operate with minimum restriction and without adverse effects on other uses.

SUBDIVISION 13.02: PERMITTED USES.

Permitted Uses from the Industrial 1 and Industrial 2 Zoning Districts

Railroad Yards, Terminals

Permanent and Temporary Government Structures

SUBDIVISION 13.03: CONDITIONAL USES.

Land in the Heavy Industrial District may be used for any of the following purposes upon the issuance of a Conditional Use Permit. Refer to Section 16 for additional Conditional Use Permit requirements.

Conditional Uses in the Industrial 1 and Industrial 2 Zoning Districts

Used Vehicle Parts or Scrap Material Yards

Adult Establishments as defined in Ordinance 09-03 Section 1.5.

Recycling for Hazardous Wastes

Power Generation Plants

Concrete and Asphalt Plants

Solid Waste Facilities

Communication Towers

Auto Salvage

Excavating including 10,000 Cubic Yards or more

Motor Vehicle Tracks

Large L.P. Tanks

Solar Farms

SUBDIVISION 13.04: INTERIM USES.

Interim uses are uses allowed on the property for a limited period of time provided conditions for the use are met. The review and approval process for interim uses shall follow the process used for conditional uses. A permit may be granted for an interim use of a property if:

- A. the use conforms to the zoning regulations;
- B. the date or event that will terminate the use can be identified with certainty;
- C. permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and
- D. the user agrees to any conditions that the governing body deems appropriate for permission of the use.
- E. Grading, Extraction or Filling including 10,000 Cubic Yards of material or more per permitted operation (see Performance Standards for additional restrictions and conditions)

Ordinance 2015-02; February 24, 2015

Any interim use may be terminated by a change in zoning regulations.

SUBDIVISION 13.05: ACCESSORY USES.

Solar Energy Systems – Accessory

Ordinance 2016-01; January 26, 2016

SUBDIVISION 13.06: DIMENSIONAL REGULATIONS (ALL DIMENSIONS ARE MEASURED IN FEET).

1. Minimum Lot Size: 35 Acres

2. Minimum Lot Dimensions:

Width: 1,200 feet

Depth: 1,200 feet

3. Minimum Setbacks, Principal or Accessory Structures:

Front (from Right of Way):

Township Road: 67 feet

County Road: 50 feet

County State-Aid Highway: 70 feet

Highway 25: 80 feet

Highway 10: 100 feet

City Street: 75 feet

Interior Side 30 feet

Rear Side 30 feet

County Ditch

(From top of ditch bank): 50 feet

When a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of the lot.

4. Minimum Setbacks, Industrial Driveways or Parking Areas:

Front: 30 feet

Side: 20 feet

Rear: 20 feet

As measured from the right-of-way or easement of the public road

5. Maximum Building Heights:

Industrial Buildings: 50 feet

This height limitation does not apply to farm buildings, grain elevators, silos, windmills, elevator legs, cooling towers, water towers, chimneys and smokestacks, church spires, or electric transmission lines.

SUBDIVISION 13.07. ACCESS REQUIREMENTS.

1. The location of any driveway from a public road shall require approval by the Town Board with advice from the Township and County Engineers.
2. The minimum distance between any two driveway – road intersections shall be 75 feet. No driveway shall be located closer than 100 feet to the intersection of the pavement of two public roads.

SUBDIVISION 13.08. LANDSCAPE STANDARDS

1. Landscaping will be required for all new industrial developments.
2. All Industrial uses must be screened from public right-of-way and adjacent residential properties with berms, fencing, hedges, or other landscape materials. Earth berms shall not exceed a slope of 3:1. The screen shall be designed to provide an effective visual barrier during all seasons. Height of plantings shall be measured at the time of installation. Screening shall consist of earth mounds, walls, fences, and/or planted materials.

SUBDIVISION 13.09. LOT COVERAGE.

Impervious lot coverage shall not exceed 75% of the lot area. Stormwater treatment meeting State requirements is required for all developments.

SUBDIVISION 13.10 SOLID WASTE

Incineration of solid waste must be conducted in equipment approved by the Minnesota Pollution Control Agency regulations.