

SECTION 12 – INDUSTRIAL 2

SUBDIVISION 12.01: PURPOSE.

The purpose of the Industrial 2 District is to provide locations for businesses that achieve the following purposes:

- A.** To provide appropriately located areas for industrial and related activities.
- B.** To permit development of a size and in the appropriate location shown on the Land Use Map.
- C.** To protect areas appropriate for industrial uses from intrusion by inharmonious uses.
- D.** To protect residential and commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, traffic, fire, explosion, noxious fumes, and other hazards.
- E.** To provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationships to each other.
- F.** 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.
- G.** To minimize traffic congestion.
- H.** To establish and maintain high standards of site planning, architecture, and landscape design that will create an environment attractive to most industries

SUBDIVISION 12.02: PERMITTED USES.

Permitted Uses from the Industrial 1 zoning district

Recycling Establishments

Wood Milling

Grain Elevators

Paper Processing

SUBDIVISION 12.03: CONDITIONAL USES.

Land in the Industrial 2 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 from the Industrial 1 zoning district

Auto/Diesel Repair Shops

Seasonal or Temporary Businesses

Mini Storage Facilities

Contractor's Offices, Warehouses, Yards

Communication Towers

Bio-fuel Manufacturing Refineries

Public or Private Utilities

Transmodal Facilities

Communication Facilities

SUBDIVISION 12.04: 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.

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

SUBDIVISION 12.05: ACCESSORY USES.

Solar Energy Systems – Accessory

Ordinance 2016-01; January 26, 2016

SUBDIVISION 12.06: DIMENSIONAL REGULATIONS (ALL DIMENSIONS ARE MEASURED IN FEET).

All industrially zoned properties must be platted prior to development.

- 1. Minimum Lot Size: 5 Acres

2. Minimum Lot Dimensions:

Width: 150 feet (measured at the building setback line)

Depth: 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 20 feet

Rear Side 20 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: 20 feet

Side: 10 feet

Rear: 10 feet

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

5. Maximum Building Heights:

Industrial Buildings: 50 feet

SUBDIVISION 12.07. 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 12.08. LANDSCAPE STANDARDS.

1. Landscaping will be required for all new industrial developments.
2. All Industrial uses must be screened from 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.
3. All storage, display, service, repair, or processing visible from the public right-of-way must be conducted behind an opaque fence or wall, berm or dense landscape material not less than six feet high. Outdoor storage is permitted only in conjunction with a principal building on the same property.
4. When an industrial development is located adjacent to any residential property, an eight foot high opaque fence or wall, in addition to plantings must be erected to provide screening of the industrial use.
5. If an industrial development occurs prior to an adjacent residential development, it shall be the responsibility of the residential development to provide screening using a combination of fencing, plantings, and/or berming to the satisfaction of the Township Planning Commission. Screening plans shall be reviewed and approved as part of the platting process.

SUBDIVISION 12.09. LOT COVERAGE.

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

SUBDIVISION 12.10. SOLID WASTE.

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

SUBDIVISION 12.11. BUILDING DESIGN REQUIREMENTS.

Building design standards are hereby established to ensure commercial buildings meet acceptable standards.

1. Applicability. The design standards in this section shall apply to the following:
 - (a) New principal buildings;
 - (b) New accessory buildings;
 - (c) Remodeling of existing buildings that result in “refacing” of the wall oriented towards roads described in Section 2. (b) below.
 - (d) Additions to buildings that increase the gross floor area by more than 15%. Additions not exceeding this threshold may be constructed using exterior materials that match or are compatible with the existing building materials.
2. Design Standards.
 - (a) Height. The maximum height of all buildings must not exceed the lesser of two and one half stories or 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.
 - (b) Allowed materials for buildings. Industrial buildings in the industrial zoning district shall use the following materials on their exterior facades the front façade, or on any exterior facades facing State or County highways or County roads when the property on which the principal building sits is abutting the right-of-way of such highways and roads:
 - (1) Pre-engineered Steel Buildings with 30% decorative accents from items 2 thru 9.
 - (2) Brick;
 - (3) Natural Stone or Stone Veneers;
 - (4) Concrete tip up panels;
 - (5) Decorative concrete block (color impregnated with a split faced, robbed or textured surface;
 - (6) Glass curtain wall panels;
 - (7) Stucco or synthetic stucco;
 - (8) Exterior insulation and finish systems (EIFS);
 - (9) New materials. The Town recognizes that technologies change and new products are continually available which may not be listed as allowed under these building design requirements. If an applicant wishes to utilize a non-listed material, they must first receive approval from the Town Board. In reviewing a request to consider a new material, the Town will consider the following:
 - (a) Is the proposed material of sufficient quality to ensure on-going maintenance will not be of concern (applicant should provide detailed information on the proposed product and its history of use);
 - (b) Will the style, color, and appearance of the proposed product integrate with adjacent commercial properties and other materials currently allowed within the commercial zoning district;

- (c) Will the style, color and appearance of the proposed product be acceptable in cases with visible from residential units on adjacent properties?

Any material from the list may be used on the remaining sides of the buildings, as may be steel (without decorative accents) and non-enhanced concrete block.

- (c) Mechanical protrusions. All necessary mechanical protrusions visible from the public right of way must be screened or painted in a manner so they are not visually obvious and are compatible with the surrounding development. Satisfaction of this requirement must be demonstrated by the screening of the equipment in such a manner that it is not visible from a point six feet above any common property line or street right of way. Screening must consist of either a parapet wall along the roof's edge or by an opaque screen constructed of the same material as the building's primary vertical exposed exterior finish. The zoning administrator may determine that the equipment may be painted a neutral earth tone color, or color deemed similar by the zoning administrator or must be designed to be compatible with the architectural treatment of the principal building, which will satisfy the screening requirement. All mechanical protrusions must be highlighted on the site plan.

3. Performance standards. The following design standards apply to all uses in the commercial district.

- (a) Explosives. Activities involving the storage, manufacture, or use of explosives, highly toxic, or extremely flammable materials are not permitted.
- (b) Noise. Noise must not exceed 55 decibels on any octave band frequency measured at any point along the property line.
- (c) Vibration. No activity or operation may cause earth vibration perceptible beyond the boundaries of the lot on which the commercial use is approved.
- (d) Odor. No commercial use may discharge, beyond the boundaries of the lot on which it is approved, toxic or noxious odors or particulate matter.
- (e) Glare and Heat. Glare and heat must be shielded to prevent light or heat rays to project beyond the boundaries of the lot on which the commercial use is permitted.
- (f) Storage of Waste. All solid waste, debris, refuse, or garbage not disposed of by incineration or by on-site sewage disposal must be stored in a completely enclosed building or in a closed container that is enclosed within a six foot high opaque fence or wall.
- (g) Fuel Storage. All storage tanks and containers for flammable and combustible liquids and liquefied gases must be constructed and located in accordance with regulations of the Minnesota Uniform Building Code, Minnesota Uniform Fire Codes, and the National Fire Protection Association Codes including NFPA-30 for flammable and combustible liquids and NFPA-58 for liquefied gases.