

## CHAPTER 86

### I-2 GENERAL INDUSTRIAL DISTRICT

#### SECTION:

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#### **11-86-1: INTENT:**

It is the intent of the I-2 General Industrial District to provide areas suitable for the location of general industrial activities which have adequate and convenient access to major streets and provide effective controls for "nuisance" and pollution characteristics. It is further the intent of this district to encourage industrial development in a compact and orderly manner consistent with the general locations shown in the Comprehensive Plan other than adjacent to the TH 101 corridor within the East Sewer District providing a compatible relationship with other land uses, where a full complement of urban services are provided. (Prior Code § 20-86-1)

#### **11-86-2: PERMITTED USES:**

The following are permitted uses in an I-2 District:

- A. Adult education, trade, vocational and other public or private postsecondary education schools.
- B. Breweries and small breweries.
- C. Building materials sales.
- D. Commercial printing establishments.
- E. Compounding, assembly, packaging, treatment, or storage of products and materials.
- F. Data centers.
- G. Distilleries and micro-distilleries.
- H. Distribution centers.
- I. Essential services other than transmission pipelines and transmission or substation lines in excess of thirty three (33) kilovolts and up to one hundred (100) kilovolts.
- J. Governmental and public utility buildings and structures, City of Otsego only.
- K. Laboratories, research and development facilities.
- L. Manufacturing, machining and assembly.
- M. Offices.
- N. Transportation terminals.
- O. Warehousing.
- P. Wholesale business. (Prior Code § 20-86-2; amd. Ord. 2017-14, 11-13-2017; Ord. 2021-25, 12-13-2021)

#### **11-86-3: INTERIM USES:**

Subject to applicable provisions of this title, the following are interim uses in an I-2 District and are governed by chapter 5 of this title:

A. Accessory, enclosed retail, rental, or service activity other than that allowed as a permitted use or conditional use within this chapter; provided, that:

1. Such use is allowed as a permitted use in a business district.
2. Such use does not constitute more than fifty percent (50%) of the gross floor area of the principal building.

3. Adequate off street parking and off street loading in compliance with the requirements of chapters 21 and 22 of this title is provided.

4. All signing and informational or visual communication devices shall be in compliance with the provisions of chapter 37 of this title.

5. The interim use permit shall terminate upon a change of occupancy or other date as determined by the City Council in accordance with section 11-5-4 of this title.

B. Farms, farmsteads, and farming.

C. Open and outdoor storage as a principal or an accessory use; provided, that:

1. The storage area is landscaped, fenced, and screened from view of neighboring uses and abutting residential districts.

2. Storage is landscaped and screened from view from the public right-of-way.

3. The storage area is blacktopped or concrete surfaced.

4. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences.

5. The storage area does not take up parking space or loading space as required for conformity to this title.

6. The interim use permit shall terminate upon a change of occupancy or other date as determined by the City Council in accordance with section 11-5-4 of this title.

D. Open or outdoor service, sale and rental (excluding automobile or truck sales) as a principal or an accessory use; provided, that:

1. Outside services, sales and equipment rental connected with the principal use is limited to fifty percent (50%) of the gross floor area of the principal use.

2. Outside sales areas are fenced and screened from view of neighboring residential uses or an abutting residential district in compliance with chapter 19 of this title.

3. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with chapter 16 of this title.

4. The use does not take up parking space as required for conformity to this title.

5. Sales area is hard surfaced to control dust.

6. The interim use permit shall terminate upon a change of occupancy or other date as determined by the City Council in accordance with section 11-5-4 of this title.

E. Physical recreation or training facilities (indoor); provided, that:

1. Hours of operation shall be subject to review and approval of the City Council.

2. Vehicular access points shall create a minimum of conflict with through traffic, shall comply with chapter 21 of this title and shall be subject to review and approval of the City Engineer.

3. Adequate off street parking and off street loading stalls are provided in compliance with chapters 21 and 22 of this title.

4. All signs and information and visual communications devices shall be in compliance with chapter 37 of this title.

5. Occupancy shall be subject to and satisfy all applicable requirements of the Building Code, subject to review and approval of the building official.

6. The interim use permit shall terminate upon a change of occupancy or other date as determined by the City Council in accordance with section 11-5-4 of this title.

F. Temporary structures as a principal use associated with a permitted or conditional use allowed within this district; provided, that:

1. The interim use shall terminate twelve (12) months from its date of issuance, within thirty (30) days after a certificate of occupancy has been issued by the building official for a permanent structure or the temporary structure(s) is removed from the site, whichever occurs first, unless a different schedule is approved as part of the permit.

2. The property owner enters into a development contract with the City for the construction of permanent structures and site facilities to occur by the termination date of the interim use permit and provide a performance security as provided by chapter 5 of this title.

3. Temporary structures shall be subject to and satisfy all applicable requirements of the Minnesota State Building Code.

4. The entire site other than taken up by buildings, structures or plantings shall be surfaced with a material to control dust, subject to review and approval of the Zoning Administrator.
5. Adequate provisions for water and sewer service for the temporary structure are made, subject to review and approval of the City Engineer.
6. The temporary structure shall be screened and landscaped from view of adjacent residential uses in accordance with chapter 19 of this title.
7. Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movement, and shall be subject to approval of the City Engineer.
8. Adequate off street parking and loading facilities are provided with approval of the City Engineer.
9. Adequate provisions for site drainage are made, subject to review and approval of the City Engineer.
10. All signing and informational or visual communication devices shall be in conformance with chapter 37 of this title.
11. All refuse shall be stored within containers that are to be screened and enclosed within a fence or similar structure. (Prior Code § 20-86-3)

**11-86-4: USES BY ADMINISTRATIVE PERMIT:**

Subject to applicable provisions of this chapter, performance standards established by this title, and processing requirements of section 11-8-2 of this title, the following are uses allowed in an I-2 District by administrative permit as may be issued by the Zoning Administrator:

A. Temporary outdoor promotional events and sales; provided, that:

1. Promotional Events:

- a. Such activity is directed towards the general public and includes grand openings, carnivals, craft shows, flea markets, mechanical and animal rides and displays of materials that are typically not sold or serviced on the site.
- b. The event shall not exceed the period specified in the administrative permit and in no case shall exceed three (3) consecutive calendar days per event.
- c. There shall be no more than two (2) promotional events per calendar year per property.

2. Outdoor Sales:

a. Such activity is directed towards the general public and includes warehouse sales, sidewalk sales, inventory reduction or liquidation sales, distressed merchandise sales, seasonal merchandise sales, and licensed transient merchant and transient product merchant sales.

b. The following specific standards shall apply to all proposed temporary outdoor sales activities allowed by this subsection and by the business licensing provisions of this Code in addition to other applicable Building and Safety Code requirements as determined by the Zoning Administrator:

(1) The maximum total time for temporary outdoor sales activities shall be the period specified in the administrative permit and, in no case, shall exceed sixty (60) days per calendar year per property.

(2) There shall be no more sales activities than those specified in the administrative permit and, in no case shall there be more than ten (10) sales activities per year per property.

(3) Sales activities may be conducted within a required yard provided the area is paved and the activity does not interfere with parking, traffic circulation or emergency vehicle access. Temporary sales on unpaved landscaped areas is prohibited.

c. General standards apply as follows:

(1) The event shall be clearly accessory to or promoting the permitted or conditional use approved for the site. Only merchandise which is normally manufactured, sold, or stocked by the occupant on the subject premises on a regular or seasonal basis shall be sold and/or promoted.

(2) Tents, stands, and other similar temporary structures may be utilized, provided they are clearly identified on the submitted plan and provided that it is determined by the Zoning Administrator that they will not impair the parking capacity, emergency access, or the safe and efficient movement of pedestrian and vehicular traffic on or off the site.

(3) The submitted plan shall clearly demonstrate that adequate off street parking for the proposed event can and will be provided for the duration of the event. Determination of compliance with this requirement shall be made by the Zoning Administrator who shall consider the nature of the event and the applicable parking requirements of this title. Consideration shall be given to the parking needs and requirements of other occupants in the case of multi-tenant buildings. Parking on public rights-of-way and streets is prohibited; except, that parking on local streets may be allowed on Saturday and Sunday only; provided, that the petitioner arranges for traffic control by authorized enforcement officers, as approved in writing by the Zoning Administrator, at the petitioner's expense.

(4) Signage related to the event shall be in compliance with the temporary sign standards of this title and shall be

allowed for the duration of the event. Special signage for purposes of traffic direction and control may be authorized by the Zoning Administrator; the erection and removal of such signage shall be the responsibility of the applicant.

(5) The approved permit shall be displayed on the premises for the duration of the event. (Prior Code § 20-86-4)

**11-86-5: ACCESSORY USES:**

The following are permitted accessory uses in an I-2 District:

- A. Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed thirty percent (30%) of the gross floor space of the principal use.
- B. Off street loading as regulated by chapter 22 of this title.
- C. Off street parking as regulated by chapter 21 of this title.
- D. Semitractor trailer parking and land/sea container storage as provided for by subsection 11-18-3B of this title.
- E. Radio and television receiving antennas including single satellite dish TVROs three and one-half meters (3.5 m) or less in diameter, short wave radio dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, Federal licensed amateur radio stations and television receivers, as regulated by chapter 33 of this title. (Prior Code § 20-86-5; amd. 2018 Code; Ord. 2019-04, 2-11-2019)

**11-86-6: CONDITIONAL USES:**

The following are conditional uses in an I-2 District subject to the procedures set forth in and regulated by chapter 4 of this title:

- A. Animal kennels; provided, that:
  - 1. An exercise area at least one hundred (100) square feet in size shall be provided to accommodate the periodic exercising of animals boarded at the kennel.
  - 2. If an outdoor exercise area is provided, it shall be at least one hundred fifty (150) square feet in size and shall be restricted to the exercising of one animal, on leash, under the control of a handler, in the pet exercise area, at a time.
  - 3. Outdoor exercise areas shall be fenced, not less than six feet (6') in height with an additional at least two foot (2') security arm with an internal orientation set at a thirty degree (30°) angle, and shall be of sufficient strength to retain kenneled animals. Said fence shall be located in a side or rear yard and shall provide a complete visual screen from surrounding properties in compliance with chapter 19 of this title. Said fence shall be set back at least one hundred feet (100') from any side or rear property line.
  - 4. Outdoor exercise areas must be cleaned at least once per day to prevent the accumulation of animal wastes and the spread of disease.
  - 5. A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between sixty degrees Fahrenheit (60°F) and seventy five degrees Fahrenheit (75°F).
  - 6. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.
  - 7. Indoor animal kennel floors and walls shall be made of nonporous materials or sealed concrete to make it nonporous.
  - 8. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.
  - 9. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.
- B. Automobile repair, major and minor; provided, that:
  - 1. The use shall be set back a minimum of fifty feet (50') from any abutting residentially zoned properties.
  - 2. Hours of operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M. unless extended by the City Council.
  - 3. All repair activities shall be conducted within the principal building with overhead doors to the service area(s) closed at all times, except when moving vehicles in and out.
  - 4. The emission of odor by a use shall be in compliance with and regulated by the Minnesota Pollution Control Standards, Minnesota regulation APC 7011, as amended.
  - 5. All flammable materials, including liquids and rags, shall conform with the applicable provisions of the Minnesota State Fire Code.
  - 6. All painting must be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust or other particulate matter so that the use shall be in compliance with Minnesota Pollution Control Standards, Minnesota regulation APC 1-15, as amended.

7. All outside storage is prohibited; storage of damaged vehicles, vehicles being repaired and vehicle parts and accessory equipment must be completely inside a principal or accessory building.

C. Commercial and public radio and television transmitting antennas, and public utility microwave antennas, as regulated by chapter 33 of this title.

D. Commercial, private and public satellite dish transmitting or receiving antennas in excess of three and one-half meters (3.5 m) in diameter, as regulated by chapter 33 of this title.

E. Commercial semitractor or semitrailer construction or agricultural implement sales, leasing and rental as a principal use; provided, that:

1. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence within a reasonable distance of the lot.

2. The lot has frontage, if not direct access, to an improved collector or arterial street designated by the Comprehensive Plan.

3. The area of the site used for outdoor display shall not exceed fifty percent (50%) of the total lot area.

4. All semitractors, semitrailers, construction or agricultural implements on the premises are to be in operational condition and not considered to be refuse.

5. The entire site, other than that taken up by a building, structure or plantings, shall be surfaced with bituminous or concrete to control dust and drainage, which is subject to review and approval of the City Engineer.

6. A drainage system subject to approval of the City Engineer shall be installed.

7. At the boundaries of a residential use or district, a landscaping strip not less than twenty five feet (25') wide shall be provided to screen outdoor display areas in compliance with chapter 19 of this title.

8. Vehicular access points shall create a minimum of conflict with through traffic movement, shall comply with chapter 21 of this title and shall be subject to review and approval of the City Engineer.

9. The display area does not take up parking space or loading space as required by chapters 21 and 22 of this title.

10. All lighting shall be hooded with a ninety degree (90°) cutoff and so directed that the light source not be visible from the public right-of-way or adjacent residential uses or districts.

11. All signs, information, or visual communication devices shall be minimized and shall be in compliance with the applicable provisions of chapter 37 of this title.

12. Outdoor storage of refuse shall be within containers enclosed and screened from view in compliance with chapter 19 of this title.

13. Service of semitractors, semitrailers, and construction or agricultural implements shall be permitted only in accordance with the applicable provisions for truck service established by this title.

14. Sales, rental or leasing activities allowed under this entry shall be limited to those specifically identified. Sales, rental or leasing of products other than those specifically identified by this entry shall be subject to the applicable provisions of this title.

15. All conditions pertaining to a specific site are subject to change when the City Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions.

F. Commercial truck service as a principal or accessory use, provided:

1. Regardless of whether the dispensing, sale or offering for sale of motor fuels and/or oil is incidental to the conduct of the use or business, the standards and requirements imposed by this title for motor fuel stations shall apply. These standards and requirements are, however, in addition to other requirements which are imposed for other uses of the property.

2. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to constitute a blighting influence within a reasonable distance of the lot.

3. The entire site, other than that taken up by a building, structure or plantings, shall be surfaced with blacktop or concrete to control dust and drainage which is subject to the approval of the City Engineer.

4. A drainage system subject to the approval of the City Engineer shall be installed.

5. The lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with chapter 16 of this title.

6. Wherever fuel pumps are to be installed, pump islands shall be installed.

7. At the boundaries of a residential district, a strip of not less than five feet (5') shall be landscaped and screened in

compliance with chapter 19 of this title.

8. Each light standard island and all islands in the parking lot shall be landscaped or covered.

9. Parking or truck magazine storage space shall be screened from view of abutting residential districts in compliance with chapter 19 of this title.

10. Vehicular access points shall create a minimum of conflict with through traffic movement, shall comply with chapter 21 of this title and shall be subject to the approval of the City Engineer.

11. All signing and informational or visual communication devices shall be minimized and shall be in compliance with the provisions of chapter 37 of this title.

12. Provisions are made to control and reduce noise in accordance with chapter 16 of this title.

13. No outside storage, sales, service or rental shall be permitted, unless otherwise approved in accordance with applicable provisions of this title.

14. Sale of products other than those specifically mentioned in this entry shall be subject to a conditional use permit.

G. Commercial truck washing as a principal or accessory use, provided:

1. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or areas as to cause impairment in property values or constitute a blighting influence.

2. Magazine or stacking space is constructed to accommodate an appropriate number of trucks and shall be subject to approval by the City Council.

3. Magazine or stacking space shall not interfere with on site circulation patterns or required on site parking or loading areas.

4. At the boundaries of a residential district, a buffer strip of not less than five feet (5') in width shall be landscaped and screened in compliance with chapter 19 of this title.

5. Each light standard island and all islands in the parking lot are landscaped or covered.

6. Parking or truck magazine storage space shall be screened from view of abutting residential districts in compliance with chapter 19 of this title.

7. The entire area, other than occupied by the building or plantings, shall be surfaced with bituminous material or concrete which will control dust and drainage which is subject to the approval of the City Engineer.

8. The entire area shall have a drainage system which is subject to the approval of the City.

9. All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residential use and shall be in compliance with chapter 16 of this title.

10. Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the City Engineer.

11. All signing and informational or visual communication devices shall be in compliance with chapter 37 of this title.

12. All refuse shall be stored in containers. Said containers are to be screened and enclosed by a fence or similar structure.

13. Hours of operation shall be limited as necessary to minimize the effect of nuisance factors such as traffic noise and glare upon any existing neighboring residential uses.

H. Convenience gasoline sales with grocery and/or food operations; provided, that:

1. Convenience/deli food is of the take out type only.

2. Outside sales and service shall be allowed on a limited basis; provided, that:

a. Site Plan: Areas for outdoor sales and services shall be clearly indicated on the site plan and reviewed at the time of application for a conditional use permit. No outdoor sales or services shall be allowed outside of those areas so designated on the approved site plan without approval of an amended conditional use permit.

b. Location: Outdoor sales and services shall be located adjacent to the principal building upon a concrete or asphalt surface behind a raised six inch (6") curb, on the raised pump islands or otherwise segregated from vehicle circulation under the canopy and shall not encroach into any required principal building setback, required parking stall, drive aisle, or minimum five foot (5') wide pedestrian sidewalk adjacent to the principal building where head-in parking is provided or otherwise impede vehicle and pedestrian circulation, except as provided by subsection H2d of this section.

c. Outdoor Sales:

(1) Area: The area devoted to outdoor sales shall not exceed ten percent (10%) of the gross floor area of the principal building or two hundred (200) square feet, whichever is less.

(2) Height: The height of sales displays not abutting the principal building or located between the fuel pumps under the canopy shall not exceed three feet (3') as measured from the grade of the adjacent drive aisle to the top of the display. All other outdoor sales displays shall not exceed five feet (5') in height measured from grade to the top of the display.

(3) Required Parking: The outdoor sales area shall be included in the calculations for parking spaces required for the use by chapter 21 of this title.

d. Outdoor Services: Outdoor services shall be limited to the following uses:

(1) Public phones may encroach into a required yard as long as they do not interrupt on site traffic circulation, do not occupy required parking stalls, and are not located in a yard abutting residentially zoned property.

(2) Propane sales limited to twenty (20) pound capacity tanks may be located outside provided the propane tanks are secured in a locker and meet all Minnesota State Building Code and Fire Code.

(3) A compressed air service or automobile vacuum area may be located on site provided it meets all principal building setbacks and does not interrupt on site traffic circulation and does not occupy required parking stalls.

(4) Freezers for ice products may only be located at the front of the building subject to the area and location requirements of subsections H2b and H2c of this section, or shall be located in a side or rear yard and fully screened from view from adjacent properties as the public right-of-way with materials consistent with the principal building.

3. The hours of operation shall be limited to six o'clock (6:00) A.M. to twelve o'clock (12:00) midnight unless extended by the City Council.

4. Motor fuel activities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations that do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.

5. A protective canopy located over a pump island may be an accessory structure on the property and may be located twenty feet (20') or more from the front lot line, provided adequate visibility both on and off site is maintained.

6. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause a blighting influence within a reasonable distance of the lot. All sides of the principal and accessory structures are to have essentially the same or a coordinated, harmonious finish treatment.

7. The entire site, other than that taken up by a building, structure or plantings, shall be surfaced with blacktop or concrete to control dust and drainage which is subject to the approval of the City Engineer.

8. At the boundaries of the lot, a strip of not less than five feet (5') shall be landscaped and screened in compliance with chapter 19 of this title.

9. Each light standard base shall be landscaped.

10. Vehicular access points shall create a minimum of conflict with through traffic movement, and shall be subject to the approval of the City.

11. An internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked cars or moving vehicles.

12. An enclosed screened area is to be provided for rubbish and dumpsters.

I. Essential services involving transmission pipelines and transmission or substation lines in excess of thirty three (33) kilovolts and up to one hundred (100) kilovolts.

J. Governmental and public utility buildings and structures, other than the City of Otsego.

K. Motor fuel station.

1. Secondary Uses: Secondary uses occurring within the same property as the motor fuel station shall be allowed as provided for within this zoning district.

2. Hours: Hours of operation shall be limited to the hours between five o'clock (5:00) A.M. to twelve o'clock (12:00) midnight unless extended by the City Council.

3. Architectural Standards:

a. All elevations of the principal and accessory structures, including the canopy columns, are to have essentially the same or a coordinated harmonious finish treatment that shall comply with subsection 11-17-4D1a of this title.

b. Contrasting colors not defined as earth tones may be used on the exterior of principal and accessory buildings subject to the following:

(1) Ten percent (10%) of the building facade may contain contrasting colors.

(2) The canopy may have contrasting color bands or accent lines not to exceed a cumulative width of twelve inches (12").

4. Canopy: A protective canopy structure may be located over the pump island(s), as an accessory structure, subject to the following performance standards:

a. The edge of the canopy shall be set back a minimum of twenty feet (20') from front and side lot lines; provided, that adequate visibility is maintained both on site and off site.

b. The canopy shall not exceed eighteen feet (18') in height and must provide fourteen feet (14') of clearance underneath the structure.

5. Landscaping: A minimum of twenty five percent (25%) of the lot, parcel, or tract of land used exclusively for the motor fuel facility shall remain as a landscaped area including turf grass, trees, shrubbery, plantings, or fencing, subject to the following performance standards:

a. At the boundaries of the lot, the following landscape area shall be required in compliance with section 11-19-3 of this title:

(1) An area not less than fifteen feet (15') wide abutting public rights-of-way.

(2) An area not less than five feet (5') wide along all side and rear lot lines.

(3) A buffer yard of not less than twenty feet (20') wide where the use abuts residentially zoned property.

6. Fuel Pumps: Fuel pumps shall be installed and located in accordance with the following performance standards:

a. All fuel pumps shall be set back a minimum of thirty feet (30') from any property line.

b. Fuel pumps shall be elevated on islands six inches (6") above the drive aisle surface.

c. There shall be a minimum setback of twenty four feet (24') between the curb face of the pump islands.

7. Access And Circulation:

a. Vehicular access points shall create a minimum of conflict with through traffic movement and shall comply with chapter 21 of this title.

b. The site design shall accommodate adequate turning radius and vertical clearance for a semitrailer truck.

8. Off Street Parking:

a. Off street parking stalls shall be provided as required by chapter 21 of this title. The number of required parking spaces shall be calculated solely based upon the use and the square footage of the principal building.

b. The number of parking stalls designed to accommodate Class 4 or larger vehicles shall not exceed twenty five percent (25%) of the total number of off street parking stalls provided within the property.

c. Parking spaces shall be screened from abutting residential zoned properties in compliance with section 11-19-3 of this title.

9. Pedestrians: An internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked or moving vehicles, subject to the following performance standards:

a. There shall be a pedestrian sidewalk a minimum of five feet (5') wide and clear of any obstacle or impediment along the front width of the principal building. The pedestrian sidewalk may be reduced to a minimum of three feet (3') wide and clear of any obstacle or impediment when segregated from parking or drive aisles by a physical barrier that prevents vehicles from overhanging the pedestrian sidewalk.

10. Outside Sales And Service: Outside sales and service shall be allowed as an accessory use; provided, that:

a. Areas Indicated: Areas for outdoor sales and services shall be clearly indicated on the site plan and reviewed at the time of application for a conditional use permit. No outdoor sales or services shall be allowed outside of those areas so designated on the approved site plan without approval of an amended conditional use permit.

b. Location: Outdoor sales and services shall be located upon a concrete or asphalt surface and shall not encroach into any required principal building setback, required parking stall, drive aisle, or pedestrian sidewalk required by this chapter, or otherwise impede vehicle and pedestrian circulation.

c. Outdoor Sales:

(1) The area devoted to outdoor sales shall not exceed ten percent (10%) of the gross floor area of the principal building or two hundred (200) square feet, whichever is less.

(2) The height of sales displays shall not obstruct any window or otherwise impair a clear view of the pump islands from the cashier station within the building and shall comply with the following:

(A) Displays located between fuel pumps under the canopy shall not exceed three feet (3') in height measured from the grade of the adjacent drive aisle to the top of the display.

(B) All other outdoor displays shall not exceed five feet (5') in height measured from grade to the top of the display.

(3) Propane sales limited to twenty (20) pound capacity tanks may be allowed provided the propane tanks are secured in a locker and meet all Building and Fire Codes.

(4) Freezers for ice products may be located at the front of the building, or located in a side or rear yard and screened from view from adjacent properties or public rights-of-way by materials consistent with the principal building.

d. Outdoor Services: Compressed air service, or vacuum machines, and/or electric charging stations shall not be located in a yard abutting residentially zoned property.

11. Exterior Lighting: A comprehensive lighting plan shall be submitted demonstrating compliance with section 11-16-6 of this title and the following performance standards:

- a. Canopy lighting shall only be permitted under the canopy structure, and consist of recessed canisters with no portion of the light source or fixture extending below the bottom face of the canopy.
- b. Total canopy illumination below the canopy may not exceed one hundred fifteen (115) foot-candles at ground level.
- c. The canopy fascia shall not be illuminated except for signs allowed in accordance with this section.

12. Signs:

- a. A comprehensive sign plan shall be submitted demonstrating compliance with chapter 37 of this title.
- b. Signs may be allowed on a canopy in lieu of any signs mounted on the principal structure elevation facing the yard in which the canopy is located; provided, that the area of the canopy mounted sign(s) does not exceed more than twenty percent (20%) of the area of the canopy elevation.

13. Noise:

- a. Noise control shall be required to comply with section 11-16-10 of this title.
- b. A public address system shall not be audible at any property line.
- c. Play of music or advertisement from a public address system is prohibited.

14. Litter Control:

- a. Exterior trash receptacles shall be provided at convenient locations to facilitate litter control.
- b. The operation shall be responsible for litter control on a daily basis within the property.
- c. Trash and recycling containers other than receptacles intended for patron use shall be screened within an enclosure as required by section 11-18-4 of this title.

15. Stormwater Management And Drainage: The entire site other than taken up by a building, structure, or plantings shall be surfaced with asphalt, concrete, cobblestone, or paving brick subject to the following performance standards:

a. All plans for stormwater management and drainage shall comply with section 11-16-5 of this title, subject to review and approval of the City Engineer.

b. Drainage from all fueling areas shall be directed to an oil/grit separator that complies with the following minimum design standards:

- (1) A minimum of four hundred (400) cubic feet of permanent pool storage capacity per acre of drainage area.
- (2) A minimum pool depth of four feet (4').
- (3) A minimum oil containment capacity of eight hundred (800) gallons.
- (4) Minimum maintenance/inspection of two (2) times per year and/or after measurable spill events as defined by the Minnesota Pollution Control Agency.
- (5) Any measurable spill event shall be reported to the Minnesota Pollution Control Agency.

L. Self Storage Facilities And Self Storage Facilities (Interior), Provided That:

1. Architectural Standards:

a. The length of any individual building(s) shall not exceed three hundred feet (300') between intersecting drive aisles to ensure emergency access.

b. The architectural appearance, scale, and functional plan of the building(s) shall be complementary and compatible with each other and that all sides of the structures are to have essentially the same or a coordinated harmonious finish treatment pursuant to section 11-17-4 of this title.

2. Access:

a. The site plan shall illustrate adequate turning radius, including access for emergency vehicles, using appropriate engineering templates.

b. The minimum width for drive aisles providing exterior access to individual storage units shall be twenty-eight feet (28').

3. Landscaping: At the boundaries of the lot, the following landscape areas in compliance with section 11-19-2 of this title shall be required:

a. An area of not less than ten feet (10') wide from side or rear lot lines.

b. An area of not less than fifteen feet (15') wide from all public rights-of-way.

c. Where a lot abuts a residential district, a buffer yard of not less than twenty feet (20') wide shall be required in compliance with section 11-19-3 of this title.

4. Fencing:

a. Fences installed at the perimeter of the site for security and to restrict access shall be to the interior of the site from the landscape areas required by subsection 11-85-6H3 of this section and shall conform to section 11-21-5 of this title.

b. A minimum stacking distance of fifty feet (50') shall be maintained from a gated entrance to the site from the public right-of-way and shall not obstruct visibility for vehicles entering the public street, subject to approval of the city engineer.

5. Outside Storage: No outside storage shall be allowed, except as follows:

a. Areas for outdoor storage shall be clearly indicated on the site plan and reviewed at the time of application for a conditional use permit.

b. No outdoor storage shall be allowed outside of those areas so designated on the approved site plan without approval of an amended conditional use permit.

c. The area devoted to outdoor storage shall not exceed thirty percent (30%) of the gross floor area of the principal building(s).

d. All outdoor storage shall be located upon a concrete or asphalt surface with perimeter concrete curb and shall not encroach into any required principal building setback, required parking stall, drive aisle, or otherwise impede site circulation.

e. All outdoor storage shall be screened from abutting residential properties and the public right-of-way in compliance with section 11-19-3 of this title.

M. Storage, utilization or manufacture of materials or products which could decompose by demolition; crude oil; bulk fuel, gasoline or other liquid storage; provided, that:

1. A drainage system subject to the approval of the City Engineer shall be installed.

2. The lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with chapter 16 of this title.

3. At the boundaries of a residential district, a strip of not less than twenty five feet (25') shall be landscaped and screened in compliance with chapter 19 of this title.

4. Each light standard base shall be landscaped.

5. Vehicular access points shall create a minimum of conflict with through traffic movement, shall comply with chapter 21 of this title and shall be subject to the approval of the City Engineer.

6. All signing and informational or visual communication devices shall be minimized and shall be in compliance with the applicable provisions of chapter 37 of this title.

7. Provisions are made to control and minimize noise, air and water pollution.

N. Taprooms accessory to a brewery or small brewery.

O. Tasting rooms accessory to a distillery or micro-distillery.

P. Truck stop.

1. Location:

a. The property shall abut an arterial right-of-way.

b. The property shall not abut any properties guided by the Comprehensive Plan or zoned for residential uses.

2. Secondary Uses: Secondary uses occurring within the same property as the truck stop shall be allowed as provided for within this zoning district, and including:

a. Convenience food, which may include drive through facilities, and restaurant uses as a secondary use within the principal building.

b. Convenience grocery and retail sales within the principal building.

3. Hours: Hours of operation shall be limited to the hours between five o'clock (5:00) A.M. to twelve o'clock (12:00)

midnight unless extended by the City Council.

4. Architectural Standards:

a. All elevations of the principal and accessory structures, including the canopy columns, are to have essentially the same or a coordinated harmonious finish treatment that shall comply with subsection 11-17-4D1a of this title.

b. Contrasting colors not defined as earth tones may be used on the exterior of principal and accessory buildings subject to the following:

(1) Ten percent (10%) of the building facade may contain contrasting colors.

(2) The canopy may have contrasting color bands or accent lines not to exceed a cumulative width of twelve inches (12").

5. Canopy: A protective canopy structure may be located over the pump island(s), as an accessory structure, subject to the following performance standards:

a. The edge of the canopy shall be set back a minimum of twenty feet (20') from front and side lot lines, provided that adequate visibility is maintained both on site and off site.

b. The canopy shall not exceed eighteen feet (18') in height and must provide fourteen feet (14') of clearance underneath the structure.

6. Landscaping: A minimum of twenty five percent (25%) of the lot, parcel, or tract of land used exclusively for the truck stop shall remain as a landscaped area including turf grass, trees, shrubbery, plantings, or fencing, subject to the following performance standards:

a. At the boundaries of the lot, the following landscape area shall be required in compliance with section 11-19-3 of this title:

(1) An area not less than fifteen feet (15') wide abutting public rights-of-way.

(2) An area not less than five feet (5') wide along all side and rear lot lines.

7. Fuel Pumps: Fuel pumps shall be installed and located in accordance with the following performance standards:

a. All fuel pumps shall be set back a minimum of thirty feet (30') from any property line.

b. Fuel pumps shall be elevated on islands six inches (6") above the drive aisle surface.

c. There shall be a minimum setback of twenty four feet (24') between the curb face of the pump islands.

8. Access And Circulation:

a. Vehicular access points shall create a minimum of conflict with through traffic movement and shall comply with chapter 21 of this title.

b. Access to the property shall be from an arterial or collector street.

c. The site design shall accommodate adequate turning radius and vertical clearance for a semitrailer truck.

d. Vehicle access, circulation, fuel islands, and off street parking areas for passenger vehicles and semitrailer truck traffic shall be separated.

9. Off Street Parking:

a. Off street parking stalls shall be provided as required by chapter 21 of this title. The number of required parking spaces shall be calculated solely based upon the use and the square footage of the principal building.

b. Parking spaces shall be screened from abutting residential zoned properties in compliance with section 11-19-3 of this title.

10. Pedestrians: An internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked or moving vehicles, subject to the following performance standards:

a. There shall be pedestrian sidewalk a minimum of five feet (5') wide and clear of any obstacle or impediment along the front width of the principal building. The pedestrian sidewalk may be reduced to a minimum of three feet (3') wide and clear of any obstacle or impediment when segregated from parking or drive aisles by a physical barrier that prevents vehicles from overhanging the pedestrian sidewalk.

11. Outside Sales And Service: Outside sales and service shall be allowed as an accessory use; provided, that:

a. Areas Indicated: Areas for outdoor sales and services shall be clearly indicated on the site plan and reviewed at the time of application for a conditional use permit. No outdoor sales or services shall be allowed outside of those areas so designated on the approved site plan without approval of an amended conditional use permit.

b. Location: Outdoor sales and services shall be located upon a concrete or asphalt surface and shall not encroach into any required principal building setback, required parking stall, drive aisle, or pedestrian sidewalk required by this

chapter, or otherwise impede vehicle and pedestrian circulation.

c. Outdoor Sales:

(1) The area devoted to outdoor sales shall not exceed ten percent (10%) of the gross floor area of the principal building or two hundred (200) square feet, whichever is less.

(2) The height of sales displays shall not obstruct any window or otherwise impair a clear view of the pump islands from the cashier station within the building and shall comply with the following:

(A) Displays located between fuel pumps under the canopy shall not exceed three feet (3') in height measured from the grade of the adjacent drive aisle to the top of the display.

(B) All other outdoor displays shall not exceed five feet (5') in height measured from grade to the top of the display.

(3) Propane sales limited to twenty (20) pound capacity tanks may be allowed provided the propane tanks are secured in a locker and meet all Building and Fire Codes.

(4) Freezers for ice products may be located at the front of the building, or located in a side or rear yard and screened from view from adjacent properties or public rights-of-way by materials consistent with the principal building.

d. Outdoor Services: Compressed air service, or vacuum machines, and/or electric charging stations shall not be located in a front yard.

12. Exterior Lighting: A comprehensive lighting plan shall be submitted demonstrating compliance with section 11-16-6 of this title and the following performance standards:

a. Canopy lighting shall only be permitted under the canopy structure, and consist of recessed canisters with no portion of the light source or fixture extending below the bottom face of the canopy.

b. Total canopy illumination below the canopy may not exceed one hundred fifteen (115) foot-candles at ground level.

c. The canopy fascia shall not be illuminated except for signs allowed in accordance with this section.

13. Signs:

a. A comprehensive sign plan shall be submitted demonstrating compliance with chapter 37 of this title.

b. Signs may be allowed on a canopy in lieu of any signs mounted on the principal structure elevation facing the yard in which the canopy is located; provided, that the area of the canopy mounted sign(s) does not exceed more than twenty percent (20%) of the area of the canopy elevation.

14. Noise:

a. Noise control shall be required to comply with section 11-16-10 of this title.

b. A public address system shall not be audible at any property line.

c. Play of music or advertisement from a public address system is prohibited.

15. Litter Control:

a. Exterior trash receptacles shall be provided at convenient locations to facilitate litter control.

b. The operation shall be responsible for litter control on a daily basis within the property.

c. Trash and recycling containers other than receptacles intended for patron use shall be screened within an enclosure as required by section 11-18-4 of this title.

16. Stormwater Management And Drainage: The entire site other than taken up by a building, structure, or plantings shall be surfaced with asphalt, concrete, cobblestone, or paving brick subject to the following performance standards:

a. All plans for stormwater management and drainage shall comply with section 11-16-5 of this title, subject to review and approval of the City Engineer.

b. Drainage from all fueling areas shall be directed to an oil/grit separator that complies with the following minimum design standards:

(1) A minimum of four hundred (400) cubic feet of permanent pool storage capacity per acre of drainage area.

(2) A minimum pool depth of four feet (4').

(3) A minimum oil containment capacity of eight hundred (800) gallons.

(4) A minimum maintenance/inspection of two (2) times per year and/or after measurable spill events as defined by the Minnesota Pollution Control Agency.

(5) Any measurable spill event shall be reported to the Minnesota Pollution Control Agency. (Prior Code § 20-86-6; amd. Ord. 2017-14, 11-13-2017; 2018 Code; Ord. 2021-25, 12-13-2021)

**11-86-7: LOT REQUIREMENTS AND SETBACKS:**

The following minimum requirements shall be observed in an I-2 District, subject to additional requirements, exceptions and modifications set forth in this title:

- A. Lot Area: Two (2) acres.
- B. Lot Width: Two hundred feet (200').
- C. Setbacks:
  - 1. Front yard:
    - a. Setbacks from centerline: Sixty five feet (65').
    - b. Setbacks from right-of-way lines: Thirty feet (30').

Where a lot is located at the intersection of two (2) or more streets or highways which bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

- 2. Side yard: Twenty feet (20').
- 3. Rear yard: Twenty five feet (25').
- 4. Where railroad loading facilities exist or are to be provided, the rear and side yards may be modified through a conditional use permit. (Prior Code § 20-86-7)

**11-86-8: MAXIMUM SITE COVERAGE BY BUILDINGS:**

Fifty percent (50%) of the total lot area. (Prior Code § 20-86-9)

**11-86-9: MAXIMUM BUILDING HEIGHT:**

Forty eight feet (48'). (Prior Code § 20-86-10)