

## **SECTION 16. REGULATIONS FOR "I-1" INDUSTRIAL DISTRICT**

### Subd. 1. Intent

- A. To improve the economic base of the City and support other City strategies by increasing the efficiency of this limited industrial area, intensifying the use of that land and creating a sense of a district functionally, operationally and visually.
- B. To provide a location for active, small scale, light industrial and non production industrial uses with a high standard of building and site design.

### Subd. 2. Permitted Uses

- A. Light industrial uses that are low impact and advanced technology uses which produce little or no noise, odor, vibration, glare or other objectionable influences and which have little or no adverse effect on surrounding properties when manufacturing or assembling a wide variety of products. Light industrial uses do not include processing of raw materials or production of primary materials, nor does processing occur outside of an enclosed structure. Examples of permitted uses are production and processing of: apparel and other products made from fabric; electronic and telecommunications products; precision machine shops and metal working; millwork, fixtures and furniture; fabricated plastic and rubber products.
- B. Shops and offices for contractors and trades, including general, electrical, plumbing, heating and ventilating, landscape and excavating, and businesses that support them by distribution and rental of contracting equipment.
- C. Offices, warehouses and distribution facilities, including office warehouses and office showrooms. Uses that are primarily storage uses, including mini-storage, are not permitted.
- D. Repair and maintenance of trucks or buses of more than fifteen thousand (15,000) pounds gross vehicle weight. Automobile repair-minor, provided that no sale of vehicles is permitted and all vehicles left overnight must be parked within the building, notwithstanding the provisions of Section 16, subd. 4 (D) and (E).
- E. Marine repair and services provided the following:
  - 1. There is no pumping or dumping of sanitary waste from boats at the site,
  - 2. Sale of boats is prohibited except as regulated in Subd. 4, subpart I of this section.
  - 3. Boats that are unlicensed, unless exempt by the State of Minnesota, and/or inoperative shall be not be stored on the property, unless they are being repaired and are kept in a closed building;
  - 4. All overnight storage of boats and associated equipment shall comply with Subd. 5, subparts d. and E. of this section.

### Subd. 3. Permitted Accessory Uses

- A. Accessory and secondary use antennas.
- B. Personal wireless service antennas and antenna support structures located on a structure and not exceeding fifty (50) feet in height, as regulated in Section 31.

- C. Solar energy systems, exterior, provided the following standards are met:
  - 1. All solar panels attached to the wall of a principal or accessory building must be flush mounted or at an angle of no more than a five (5) percent deviation from the wall.
  - 2. Roof mounted solar panels shall comply with the following:
    - a. The height of a roof mounted solar panel shall not exceed twenty (20) feet as measured from the ground or three (3) feet above the ridgeline of the roof peak of the principal building on the property, whichever is greater.
    - b. On flat or shed roofs, the height of a solar mounted roof panel shall not exceed ten (10) feet as measured from the surface of the roof, or twenty (20) feet as measured from the ground, whichever is greater.
    - c. The solar panels shall be mounted to align with the slope of the roof, and shall not deflect more than ten (10) percent from the roof angle.
    - d. Solar roof panels shall be setback from the roof edge a minimum of one (1) foot and shall not be located on any roof overhang.
  - 3. Window awnings constructed to allow solar energy collection shall be permitted provided all required building setbacks are met.
  - 4. All required permits must be obtained before construction of solar collection systems.
  
- D. Wind energy conversion systems (WECS) that have a rated capacity of no more than fifteen (15) kilowatts, provided the following standards are met:
  - 1. No more than one (1) WECS shall be allowed per lot.
  - 2. The diameter of the circle described by the moving rotor blades shall not exceed thirty-five (35) feet.
  - 3. The height of the WECS (including the rotor blades) shall not exceed twenty (20) feet or the height of the principal building on the property, whichever is greater.
  - 4. The WECS (including the rotor blades) shall meet the required lot setbacks, or fifty (50) percent of the height of the WECS (including the rotor blades), whichever is greater.
  - 5. Rotor blades must maintain a minimum of twelve (12) feet of clearance between the lowest point of the blade and the ground.
  - 6. The WECS (including the rotor blades) shall be designed utilizing earth tone colors and textures that are compatible with the adjacent buildings.
  - 7. Building and electrical permits must be obtained by the applicant following the submission of all information required by the applicable State code and submission of certification by the manufacturer's engineer or other qualified engineer that the WECS and associated facilities are of adequate design for the soil and climate conditions of Long Lake.
  - 8. If the WECS has not been operated or is inoperable for a period of one year, or fails to meet the conditions of this ordinance, the City may order it be dismantled and the site restored to its original condition.

Subd. 4. Conditional Uses. The following are conditional uses in the "I-1" District and require a conditional use permit following the procedures of this ordinance and shall be reviewed annually in June.

- A. Public utility microwave and satellite dish antennas greater than six (6) feet in diameter and/or fifty (50) feet in height as regulated in Section 31.
- B. Freestanding personal wireless service antennas as regulated in Section 31
- C. Radio and television broadcast and short-wave radio transmitting and receiving antennas greater than fifty (50) feet in height as regulated in Section 31.
- D. Adult uses as the principal or significant activity and goods and/or services offered by the establishment, as defined and further regulated in Section 32: Adult Uses.
- E. Retail sales or servicing of products manufactured or warehoused provided no more than 10% of the gross floor area of the building is used for such purposes.
- F. Hotels, motels, and closely related uses. The highway commercial sign standards in the Sign Regulations may be applied to this use.
- G. Recreational uses.
- H. Sales of a limited number of vehicles or boats by licensed dealers as required by the State of Minnesota in an indoor environment, with the following restrictions:
  1. All sales must occur within the principal structure;
  2. No outside sales of any kind;
  3. No outside storage or display of vehicles for sale;
  4. No exterior signage advertising the sale of vehicles is permitted.
- I. Wind Energy Conversion Systems (WECS) that have a rated capacity of no more one-hundred and sixty (160) kilowatts, provided the following standards are met:
  1. The maximum height of the WECS (including the rotor blades) shall not exceed one-hundred and fifteen (115) feet.
  2. Rotor blades must maintain a minimum of twelve (12) feet of clearance between the lowest point of the blade and the ground.
  3. The base of the WECS tower shall meet all setback requirements required for the principal building of the zoning district.
  4. The rotor blades shall not extend into the required setbacks required for the principal building on the property.
  5. The WECS (including the rotor blades) shall be designed utilizing earth tone colors and textures that are compatible with the adjacent buildings.
  6. The applicant shall submit engineering certification by a qualified engineer of the turbine, rotor blades, foundation, safety, predicted noise levels and tower design that the WECS and associated facilities are of adequate design for the soil and climate conditions of Long Lake.
  7. Greater setbacks for the WECS monopole and rotor blades may be required by the City based upon the review of the engineering certification required in 6. above, to ensure safety and to minimize impacts on adjacent properties.
  8. Building and electrical permits must be obtained by the applicant in compliance with the applicable State code prior to commencement of any grading or building associated with the WECS.
  9. If the WECS has not been operated or is inoperable for a period of one year, or fails to meet the conditions of this ordinance, the City may order it be dismantled and the site restored to its original condition.

Subd. 5. Lot Requirements, Setbacks and Restrictions on Outside Storage and Parking. The following minimum requirements shall be observed in the I-1 District subject to the additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area: 40, 000 square feet
- B. Lot Width: 150 feet measured at the front setback line except that no newly platted lot may be created with less than 200 feet of lot width. However, in the case of a proposed lot with two or more street frontages, the 200 foot minimum lot width would only be applied to one frontage, that frontage designated by the owner and approved by the Planning Commission.
- C. Building Setbacks: Each building in the I-1 District shall have the following minimum setbacks from the property line:
  - 1. Front Yard: 50 feet, unless all required off-street parking is located elsewhere on the lot and no parking is located within the front yard setback. In this case, the required front yard setback will be reduced to 35 feet on the condition that the entire setback, except for any driveway area, is landscaped and irrigated.
  - 2. Side Yard: 5 feet
  - 3. Rear Yard: 5 feet
- D. Conditions on Outside Storage of Materials and Equipment. Outside storage of materials or equipment may not exceed 50% of the area of the lot. The area of the lot designated for exterior storage shall be screened from view by an opaque fence from any adjacent right-of-way, and any adjacent non-industrial properties. Chain link fencing with slats or other inserted materials shall not be considered a screening fence along any right-of-way or any adjacent non-industrial property. The fence shall be constructed not more than eight (8) feet in height. Storage must be located behind the established building front line, or the front yard setback, whichever is less. If no building is present, storage must be located on the rear half of the lot. No outside processing of materials or repair is permitted. On a corner lot, exterior storage shall be permitted in the corner side yard, subject to appropriate screening. All exterior storage must be associated with a permitted principal use occurring on the property.
- E. Conditions on Parking of Commercial Vehicles. Parking of commercial vehicles may not exceed 25% of the area of the lot. Parking must be located within a striped space in the property's designated parking lot, or within the allowable exterior storage area described above. All vehicles parked on the property shall be associated with a permitted principal use occurring on the property.

Subd. 6. Building Regulations.

- A. Exterior Wall Finishes.
  - 1. Permitted materials for exterior wall finishes are as follows: face brick; glass; natural stone; precast concrete units and concrete block provided surfaces are molded, serrated or treated with a textured material to create a three dimensional character; wood, provided surfaces are finished for exterior use;

curtain wall panels of steel, plastic, fiberglass, metal or aluminum provided the panels are factory fabricated and of a high quality material with a matte or non-lustre finish, provided that no more than 10% of the area of the front and 80% of the areas of the sides and rear exterior walls may consist of these panels.

2. Prohibited materials for exterior wall finishes are as follows: face materials that rapidly deteriorate or become unsightly such as galvanized metal, common clay brick, unfinished structural clay tile, and metal panels not factory finished with a permanent surface, or buildings comprised exclusively of metal. Buildings with wood poles or timbers as the primary support for the roof system and form the foundation structure (pole buildings) are prohibited.
- B. Landscaped Area. A strip of land not less than 10 feet wide and running the length of all street rights-of-way shall be maintained as landscaped areas. This area shall be adjacent to the street rights-of-way and shall include all the area except necessary for driveways.
  - C. Loading and Unloading. Each and every building or structure in the industrial district shall be so located on the lot it occupies to allow off-street loading and unloading. The use of the street for loading or unloading is prohibited.
  - D. Open Area. All the area of any lot shall be occupied by a building, shall be paved if used for parking, or shall be landscaped with healthy plantings. An area of the lot designated for exterior storage may be surfaced with gravel. In the case of gravel use, an access drive no shorter than sixty (60) feet beginning at the front property line, shall be paved.
  - E. Refuse Containers. All refuse containers, if not located within a building, shall be completely enclosed with a fence or wall at least six (6) feet in height to shield the view of the containers from all sides, and any container shall not be closer than five feet to any structure of building overhang. The location of any outside storage shall be identified on the site plan.
  - F. Height. No structure shall exceed 35' in height above grade. Structures may be permitted up to 50' in height with an approved conditional use permit.