

## **SECTION 16A. REGULATIONS FOR "I-2" 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 16A, Subd. 4 (D) and (E).
- E. Commercial Kennel Facilities. Commercial kennel facilities shall require the issuance of a Kennel Permit as stated in Section 6-151 of the Long Lake City Code. Commercial kennel facilities shall be subject to the following additional standards listed below. A kennel permit may be revoked by the council by reason of the violation of any health or nuisance order, laws or regulations, or any of the standards listed below:
  - 1. Kennels shall be kept in a clean and healthful condition at all times and shall be open for inspection by the city authorities at any time.
  - 2. Any outdoor exercise/play area must be located in a rear or interior side yard and must be located a minimum of three feet (3') from any property line. Outdoor exercise/play areas may not be located in a front or corner side yard. The outdoor exercise/play area must be fenced to a minimum height of six feet (6') and must be cleaned daily. A site plan showing the proposed location and dimensions of any outdoor exercise/play area shall be submitted with a kennel permit application.

3. Animals shall be reasonably restrained from annoying the neighborhood or the general public.
4. Animal wastes shall be immediately cleaned up with solid wastes being enclosed in a container of sufficient construction to eliminate odors and organisms.
5. Retail associated with a commercial kennel facility is permitted provided that the retail sales area does not occupy more than 10% of the total area of the facility.

Subd. 3. Permitted Accessory Uses

- A. Radio and television receiving antennas include single satellite dish TVROs two (2) meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, federally licensed amateur radio stations and television receivers, as regulated in Section 31, Subd.3.
- B. Accessory and secondary use antennas as regulated in Section 31.
- C. 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.

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.

- 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. 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.
- E. Sales of a limited number of vehicles by licensed dealers 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.
- F. 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-2 District subject to the additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area: 20, 000 square feet
- B. Lot Width: 100 feet at the front setback line
- C. Building Setbacks: Each building in the I-2 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 or 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.