

SECTION IX - I - INDUSTRY DISTRICT (I)

Subdivision 1.0 Purpose

The I - Industry District is intended to provide a district that will allow general industry in the County and at standards that will not impair the traffic carrying capabilities of abutting roads and highways. The regulations for this district are intended to encourage industrial development that is compatible with surrounding or abutting district.

Subdivision 2.0 Permitted Uses

The following uses shall be permitted within the I - INDUSTRY DISTRICT:

1. Any production, processing, cleaning, servicing, testing, repair, or storage of materials, goods, or products which conform to the performance standards set forth hereinafter, and which shall not be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic materials, odors, fire or explosion hazards, or glare.
2. Automobile service stations - for the retail or wholesale dispensing of fuel, lubricants, tires, batteries, accessories, and supplies, including installation and minor services customarily incidental thereto; facilities for chassis and gear lubrication are permitted only if enclosed in a building.
3. Building material sales
4. Cartage and express facilities
5. Contractors', architects', and engineers' offices, shops, and yards, such as building, cement, heating, electrical, ventilation, air-conditioning, masonry, painting, plumbing, refrigeration, and roofing
6. Dry-cleaning establishments
7. Dwelling units, for watchmen and their families, located on the premises where they are employed in such capacity
8. Farm implement sales and storage
9. Fuel and ice sales
10. Grain elevators
11. Garages - for storage, repair, and servicing of motor vehicles
12. Greenhouses- wholesale
13. Mail order houses
14. Printing
15. Public utility and service uses, including:
 - a. Railroad right-of-way
 - b. Telephone exchanges, telephone transmission equipment buildings, and microwave relay towers
16. Publishing
17. Transmitting and Receiving Towers
18. Restaurants

19. Signs and billboards as regulated by Section XX - SIGN ORDINANCE

Subdivision 3.0 Conditional Uses

The following uses may be allowed in the I - INDUSTRY DISTRICT, subject to the provisions of CONDITIONAL USE PERMITS:

1. Air, railroad, and water freight terminals, railroad switching and classification yards, repair shops, and roundhouses
2. Other business and industrial activities of the same general character as listed in Subdivision 2.0 of this Section
3. Solid waste transfer stations and resource recovery stations

Subdivision 4.0 Accessory Uses

Accessory uses customarily incident to the uses permitted in Subdivision 2.0 and 3.0 of this Section shall be permitted accessory uses within the I - INDUSTRY DISTRICT.

Subdivision 5.0 Height, Yard, Lot Width, and Lot Coverage Regulations

1. Height - 35 feet maximum
2. Front yard setback - 100 feet (right-of-way)
3. Side yard setback
 - a) 30 feet
 - b) Except that no building shall be located within 50 feet of any side lot line abutting a lot in any Urban Expansion District or Rural Preservation District
4. Rear yard setback
 - a) 30 feet
 - b) Except that there shall be a minimum rear yard or one hundred (100) feet of any lot line abutting a lot in any Urban Expansion or Rural Preservation District
5. Lot width - 100 feet
6. Lot area - one (1) acre
7. Lot depth - 150 feet
8. Lot coverage - Not more than 30 percent of any lot shall be occupied by buildings

*NOTE: #2 - #7 are minimum requirements

Subdivision 6.0 General Regulations

Additional requirements for signs, parking, and other regulations in the I - INDUSTRY DISTRICT are set forth in Section XII ó General Regulations and Section XX ó Signs.