

SECTION 12 - HEAVY INDUSTRIAL DISTRICT

Subdivision 1. Purpose

The purpose of the Heavy Industrial District is to provide locations for industrial activities that have greater than average off-site effects. This District should be located adjacent to existing industrial development and along a federal, state, county or local road or in locations consistent with a City land use plan as established in the Urban Expansion Zone.

All uses not listed as Permitted Uses, Conditional Use Permits or Interim Use Permits shall not be allowed within the Heavy Industrial Zoning District.

Subdivision 2. Permitted Uses

1. Communication Towers up to 250 feet in height
2. Grading, Filling or Excavating Temporary
3. Grain elevators
4. Permitted Uses of the Industrial District
5. Private Motor Sport Vehicle Tracks under the provisions listed in Sec 16.6 of this Ordinance
6. Railroad yards and terminals
7. Sexually-oriented businesses (subject to licensing requirements)
8. Truck terminals

Subdivision 3. Conditional Uses

Land in the Heavy Industrial District may be used for any of the following purposes only with the issuance of a Conditional Use Permit. Refer to Section 16 for a description of the requirements for each of these Conditional Uses.

1. Communication towers over 250 feet in height
2. Concrete or asphalt plants
3. Conditional Uses of the Industrial District except single-family housing
4. Permanent government structures
5. Power generation plants
6. Public Motor sport Facilities and Tracks, previously covered under “Activities Requiring Rural Isolation”
7. Recycling operations for hazardous waste
8. Waste Facility

Subdivision 4. Interim Uses

Land in the Heavy Industrial District may be used for any of the following purposes only with the issuance of an Interim Use Permit. Refer to Section 16.2 for a description of the requirements for each of these Interim Uses.

1. Asphalt & Concrete Mixing Plants, Portable
2. Contractor’s Yard (Large)
3. Mining
4. Solar Farm
5. Tire collection and/or recycling operations
6. Used vehicle parts or scrap material yards

County Road:	50
County State-Aid Hwy.:	70
Highways 24 or 25:	80
Highways 10 or 169:	100
Interior Side:	30
Rear:	30
Side or rear, abutting a site currently used for housing	100
County Ditch (from top of ditch bank)	50

When a lot is located at the intersection of two or more roads or highway, 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:	30
Side or Rear:	20

5. Maximum Building Heights: 35 feet except for exceptions listed in Section 16 of this Ordinance.

6. Maximum Building Depth Below Grade:

Set lowest floor at Lowest Floor Elevation (LFE) or minimum one (1) foot above mottling, whichever is higher. If no LFE is established, set lowest floor minimum one (1) foot above mottling.

Subdivision 7. Screening Requirements

1. Any industrial development that abuts any existing residential development or abuts any parcel planned or zoned for housing development shall be screened from view from the housing site using a combination of fencing, plantings and/or berming to the satisfaction of the County Planning Commission.

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 County Planning Commission.

2. Any outdoor storage or display of goods, materials, or damaged vehicles awaiting body repair shall be screened from view from any non-industrial zones (except farm fields) to the satisfaction of the County Planning Commission using a combination of fencing, coniferous and deciduous plantings and/or berming.

Subdivision 8. Access Requirements

1. The location of any driveway from a public road shall require approval by the County Planning Commission and the local governing body with advice from the County Engineer.
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 the two public roads.

Subdivision 9. General Regulations

Additional regulations for signs, septic systems, accessory buildings, fences, mobile homes, and site plan reviews are presented in Section 17, General Development Regulations.