

## **SECTION 11 - INDUSTRIAL DISTRICT**

### **Subdivision 1. Purpose**

The purpose of the Industrial District is to provide locations for industrial development 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 Industrial Zoning District.

### **Subdivision 2. Permitted Uses**

1. Agriculture
2. Athletic clubs
3. Bus Service
4. Communication Towers up to 200 feet
5. Contractor's Yard (Small and Medium)
6. Grading, Filling or Excavating Temporary
7. Manufacturing, compounding, processing, packaging, treatment or assembly of products and materials
8. Mini Storage Facilities
9. Offices
10. Private and / or Commercial Kennels

11. Private Motor Sport Vehicle Tracks under the provisions listed in Sec 16.6 of this Ordinance.
12. Research and development operations
13. Restaurants
14. Sales or service businesses dealing principally with business, not retail, customers
15. Seasonal Storage
16. Warehousing
17. Wholesale sales businesses
18. Windpower Management (Hobbyist)

**Subdivision 3. Conditional Uses**

Land in the 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 200 feet in height (See Sec 16.5 Communication Towers)
2. Pawnbroker
3. Permanent government structures
4. Public Motor sport Facilities and tracks, previously covered under “Activities Requiring Rural Isolation”
5. Recycling operations for non-hazardous waste
6. Single-family housing

**Subdivision 4. Interim Uses**

1. Asphalt & Concrete Mixing Plants, Portable
2. Auction Business
3. Automobile Mechanical and/or Body Repair Shop

4. Contractor’s Yard (Large)
5. Mining
6. Occasional Special Event
7. Planned Unit Development (Highway)
8. Seasonal or Temporary Businesses
9. Temporary Use by Government Entities

**Subdivision 5. Accessory Uses**

1. Essential public or private utilities
2. Other uses customarily incidental and subordinate to a Permitted Use, in the opinion of the Planning Commission.
3. Railroad spurs
4. Solar (Accessory) Energy System, Ground-Mount
5. Solar (Accessory) Energy System, Rooftop

**Subdivision 6. Dimensional Regulations** (All dimensions are measure in feet)

1. Minimum Lot Size 40 acres or 30,000 square feet if platted
2. Minimum Lot Dimensions (All Land Uses):  
Width: 150 (measured at the setback line)  
Depth: 200
3. Minimum Setbacks, Principal or Accessory Structures:  
Unplatted Parcels:  
Front, Unplatted (from centerline):

*SECTION 11 – INDUSTRIAL DISTRICT*

---

Township Road:	100
County Road:	100
County State-Aid Highway:	130
Highways 24 or 25:	150
Highways 10 or 169:	200 of centerline of closest traveled lane or 80 from centerline of service road
Side or rear for unplatted parcels:	50
County Ditch (from top of ditch bank)	50
Platted Lots:	
Front, Platted lots (from right-of-way):	
Township Road:	67
County Road:	50
County State-Aid Hwy.:	70
Highways 24 or 25:	80
Highways 10 or 169:	100
Interior Side:	20
Rear:	20
Side or Rear, abutting a site currently used for hsing	50
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:	20
Side or Rear:	10
  
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.