

**Sec. 125-199. - *Limited industry* district (L-I).**

The *limited industry* district (L-I) allows for the following:

(1)

*Permitted uses.*

- a. Adult oriented businesses, principal and accessory;
- b. Auto and truck repair shops;
- c. Construction and special trade contractor;
- d. Offices;
- e. Light manufacturing, processing and assembling and storage;
- f. Service establishments;
- g. Transportation or freight terminal;
- h. Wholesale business;
- i. Warehouse.
- j. Body art.

(2)

*Accessory uses.* Any incidental repair or retail trade necessary to conduct a permitted principal use shall be permitted as an accessory use.

(3)

*Conditional uses:*

- a. Commercial kennels;
- b. Commercial recreation;
- c. Communication towers as either the permitted principal use or as an accessory use provided that:
  1. The provisions of [section 125-332](#) are considered and satisfactorily met;
  2. That the landowner file with the county recorder or registrar of titles a certified copy of the conditional use permit, including the legal description of the property included;
  - 3.

The council may from time to time require that the landowner comply with such additional conditions deemed necessary by the council for the public health, safety and general welfare after review and hearing that the council deems appropriate, and after the city council finds as a fact after hearing one required for public health, safety or general welfare;

4.

Towers shall comply with the standards and regulations established in that city ordinance entitled "An Ordinance Regulating Construction, Radio and Television Antennas and Supporting Towers, and Providing Penalty for Violations Thereof";

d.

Open storage;

e.

Open sales lots, provided that it abuts on either Interstate No. 94 (including frontage road), State Trunk Highway No. 101; and Co. Highway No. 81 (Old Highway 152) and its northwesterly extension 500 feet;

f.

Research facilities;

g.

Storage of coal, gas, junk, salvage, scrap metal and paper;

h.

Wind energy conversion systems as an accessory use permit, up to 130 feet in height, up to 20 kw. Proposed systems greater than 20 kw or systems closer to the property line than the overall height including the extension of the blade shall require a conditional use permit.

(4)

*Prohibited uses.*

a.

Distillation of bone, coal, tar, petroleum, grain or wood;

b.

Fertilizer manufacturing, compost or storage processing of garbage, offal, dead animals, refuse or rancid fats;

c.

Livestock feeding yards or slaughterhouses, processing plants;

d.

Manufacturing of bulk storage of explosives.

(5)

*Performance standards.*

a.

Maximum height: 40 feet.

b.

Minimum front yard setback: 30 feet.

c.

Minimum side yard setback:

1.

Interior: 20 feet, 50 feet abutting residential district.

2.

Street: Same as front yard setback.

d.

Rear yard regulations: 30 feet, 50 feet abutting residential district.

e.

Lot area regulations:

1.

With city sewer and water: 20,000 square feet.

2.

Without city sewer and water: Lot area adequate for primary and alternate treatment system, well, and principal and accessory uses.

f.

Screening, fencing and landscaping:

1.

The city may require the screening or fencing of commercial uses, to prevent visual blight, especially on side yard and rear yards which face residential or agricultural districts;

2.

The entire area shall be landscaped, occupied by building or parking areas so treated as to control dust. Should the development be undertaken in stages, all of the area required to conform to that portion undertaken shall be developed to meet the preceding requirements;

3.

A drainage plan shall be designed and approved for the area with such on-site construction as determined necessary by the city engineer to adequately handle all drainage.

(Ord. No. 80-4, § 609, 7-1-1980; Ord. No. 85-2, § 1, 9-24-1985; Ord. No. 87-6, § 1, 5-26-1987; Ord. No. 89-6, §§ 3, 4, 11-28-1989; Ord. No. 92-3, § 3, 2-11-1992; Ord. No. 97-6, §§ 9, 10, 3-25-1997; Ord. No. 98-6, § 1, 5-12-1998; Ord. No. 98-9, 8-11-1998; Ord. No. 2007-13, § 1, 10-23-2007; Ord. No. 2008-17, § 1, 12-9-2008; Ord. No. 2012-12, §§ 1, 2, 11-13-2012; Ord. No. 2013-09, § 9, 7-9-2013, Ord. No. 2013-14, §§ 4, 5, 9-10-2013; Ord. No. 2014-05, 1-28-2014; Ord. No. 2014-17, 11-25-2014; Ord. No. 2015-11, 5-26-2015)

**State Law reference—** Permitted single-family and multifamily uses, Minn. Stats. § 462.357, subds. 6a—8.