

"I-2" INDUSTRIAL DISTRICT.

Subd. 1. Purpose.

The purpose of the Industrial District is to establish, preserve and regulate areas in the City for manufacturing, processing, assembly and fabrication, storage and warehousing and other industrial and related uses. These uses shall maintain a high level of performance and appearance, including open spaces and landscaping and encouraging development that is compatible with abutting districts.

Subd. 2. Permitted Uses.

- A. The following uses are permitted in the shoreland and non-shoreland portions of the "I-2" Industrial District:
1. Manufacturing or assembly of a wide variety of products that produces no exterior noise, glare, fumes, obnoxious products, by-products or wastes or creates other objectionable impact on the environment, including the generation of large volumes of traffic. Examples of such uses include: fabrication or assembly of small products such as opticals, electronic, pharmaceutical, medical supplies and equipment and printing and publishing.
 1. Bottling establishments.
 2. Dry cleaning and dyeing establishments.
 3. Manufacturing of crates, boxes, baskets, furniture, veneer, cabinets and similar wood items.
 4. Manufacturing of plastic, fiberglass and metal products.
 5. Building materials sales and storage, lumberyards provided storage is enclosed.
 6. Warehousing of non-explosive material or equipment.
 7. Offices related to industrial uses.
 8. Machine shops, lumber yards, etc.
 9. Major automotive repair.
 10. Appliance assembly and warehousing, freight terminals and classification yards, concrete products plants, building materials production, clothing or apparel manufacturing and similar uses.
 11. Highway maintenance shops and yards.
 12. Grain elevators.
 13. Online Auto Auctions, commercial storage and sale of motor vehicles, excluding crushing, stacking, or parting out of motor vehicles.
 14. Uses determined by Planning Commission to be similar in nature to those listed in this Subdivision.

Subd. 3. Accessory Uses.

The following are permitted accessory uses in the "I-2" Industrial District:

- A. Off-street parking as defined in Chapter 20 of this Ordinance.
- A. Any use customarily incidental to the uses permitted in Subdivisions 2 and 4 of this Chapter, provided the buildings do not exceed thirty percent (30%) of the floor space of the principal building.
- B. Off-premise advertising signs (billboards) shall be permitted in the I-Industrial District. These signs shall not exceed six hundred seventy two (672) square feet in area. Off premise advertising signs shall be set back a minimum of five (5) feet from the property line/right of way, must not be located within thirty (30) feet of an intersection and shall not be located within one hundred (100) feet of any church, school, or designated area. The height of the billboard sign shall not exceed fifty (50) feet. The setback between signs should be five hundred (500) feet. The setback between interchangeable static signs should be two thousand (2,000) feet with the option of regular billboards in between. All interchangeable static signs should be continuous (not flashing). (Reference Chapter 19 "Signs").

Subd. 4. Conditional Uses.

- A. The following are conditional uses in the shoreland and non-shoreland overlay portions of the "I-2" Industrial District. (Requires a conditional use permit based upon procedures set forth in and regulated by Chapter 23, Subd. 10 of this Ordinance):

- 1. Commercial/Industrial Planned Unit Developments.
- 2. Ground source heat pump systems in public waters may be permitted subject to the following:
 - 1. Approval from the Minnesota Department of Natural Resources.
 - 2. Written consent of all property owners and/or approval by an association in accordance with its adopted bylaws.
 - 3. Demonstrated compliance with applicable city permit requirements.

Subd. 5. Interim Uses.

- A. The following are interim uses in the non-shoreland overlay portion of the "I-2" Industrial District. (Requires an interim use permit based upon procedures set forth in and regulated by Chapter 23, Subd. 11 of this Ordinance):

- 1. Open or outdoor service, sale and rental as a principal or accessory use, provided that:
 - a. Outside services, sales and equipment rental connect with the principal use is limited to fifty (50) percent of the gross floor area of the principal use.
 - b. Outside sales areas are fenced and screened from view of neighboring residential uses or an abutting residential district.
 - c. Sales area is grassed or surfaced to control dust.
- 2. Accessory, enclosed retail, rental service, or processing, manufacturing activity other than that allowed as a permitted use or conditional use within this Chapter, provided that:
 - a. Such use is allowed as a permitted use in a business district.
 - b. Such use does not constitute more than fifty (50) percent of the gross floor area of the principal use.

- c. Adequate off-street parking and off-street loading is provided in compliance with Chapter 20 of this Ordinance.
 - d. All signage is in compliance with Chapter 19 of this Ordinance.
3. Storage, utilization or manufacturing of materials or products which could decompose by demolition.
 4. Crude oil, gasoline or other liquid storage tanks, bulk fuel sales and storage.
 5. Fertilizer and chemical sales and storage
 6. Above ground level items identified in subsections 4 & 5 above; however, the City Council may require the development of diking around said tanks which shall be suitably sealed and shall hold a leakage capacity equal to one hundred fifteen (115) percent of said tank capacity.
 7. Any manufacturing, processing, cleaning, storage, testing of materials or goods similar to those listed in Subd. 5 which conform with the performance standards of this Chapter.

Subd. 6. Performance Standards.

- A. Minimum lot size: One (1) acre (43,560 square feet) (lot size/width requirements for lots existing on the effective date of this ordinance may adjusted to an average of adjoining lots without a variance when adjoining lots are of standard width/size but in conformance with this ordinance).
- B. Minimum lot width: One hundred fifty (150) feet (lot size/width requirements for lots existing on the effective date of this ordinance may adjusted to an average of adjoining lots without a variance when adjoining lots are of standard width/size but in conformance with this ordinance).
- C. Setbacks (measured from lot lines). When more than one setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks including but not limited to, front, side and rear setbacks and setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone. Structures shall be located as follows:
 1. Front yard: Forty (40) feet
 2. Side yard: Thirty (30) feet
 3. Rear yard: Forty (40) feet
 4. Structures and independent sewage treatment facilities shall be setback from the Ordinary High Water Mark as follows:

Lake	Structures on unsewered lots	Structures on sewered lots	Sewage treatment system
Minnie Lake	100 feet	75 feet	75 feet
Linneman Lake	150 feet	150 feet	150 feet
Ochotto & Lake Anna	Prohibited	Prohibited	Prohibited
Middle & Lower	75 feet	50 feet	50 feet

Spunk Lakes			
Spunk Creek	100 feet	50 feet	

5. All structures shall be setback a minimum of thirty (30) feet from the top of the bluff and in accordance with standards contained in Chapter 22 (General Provisions), Chapter 16 (Land Preservation) and Chapter 15 (Surface Water Management).

Note: in the case of a corner lot, that yard with the shortest dimension on a public street shall be considered the front.

6. The uses permitted prior to the adoption of this ordinance as of right and under special use permits within the industrial zone presently located on or about the north shore of Linneman Lake, and including those lands annexed by Ordinances No. 115 and No. 116, shall continue, and the boundaries of said industrial zone shall not be diminished in areas.

D. Maximum Building Height: Thirty-five (35) feet or three (3) stories.

E. Maximum Site Coverage:

1. Non-shoreland overlay area: No structure or combination of structures/impervious surface shall exceed ninety (90%) percent of the total lot area.
2. Shoreland overlay area: No structure or combination of structures/impervious surface shall exceed fifty (50%) percent of the total lot area, unless the following applies:
 - a. Appropriate structures and practices are in place for the treatment of storm water runoff and/or prevention of storm water from directly entering a public water as approved by the City Engineer.
 - b. Wherein surface water management standards and erosion control measures identified in Chapters 15 and 16 of this code are achieved/observed/maintained.
 - c. All applicable State and Federal regulations for the management of storm water runoff in shoreland areas based on the proposed level of impermeable surface have been met.
3. Within the shoreland overlay district structures or combinations of structures on lots not in conformance with sub-items 2 a. and b. above shall not occupy more than twenty-five (25) percent of the lot area.

F. Uses without water oriented needs shall be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, shall be substantially screened from view from the water by vegetation or topography, assuming summer leaf-on conditions.

G. Property must comply with an approved civil site plan and stormwater management plan.

H. Vehicles must be fully screened from neighboring property and Interstate 94.

I. All hazardous materials shall be properly handled and disposed.

J. No dismantling or 'parting out' of vehicles for retail or wholesale parts sales.

K. Additional requirements, including but not limited to, shoreland, surface water, home occupation, parking, sign, and general district provisions as set forth within the appropriate Chapters of this Ordinance, as may be amended.

- L. REQUIRED FIRE ACCESS EQUIPMENT: Every commercial or industrial or multi-family residential dwelling containing 4 or more units within the City of Avon shall be equipped with a Knox Box approved by the Fire Chief. The cost of the Knox Box shall be the responsibility of the property owner. The cost shall be determined by the Council and established in the Fee Schedule.

Additional regulations regarding parking, accessory structures, fences, and other items are found in other sections of this ordinance.