

914. "I-1", LIGHT INDUSTRIAL DISTRICT

914.010. PURPOSE. The purpose of the "I-1", Light Industrial District is to provide for the establishment of warehousing and light or limited industrial development which because of the nature of the product or character of activity requires isolation form residential or commercial use.

914.020. PERMITTED USES.

- A. Offices, commercial and professional.
- B. Office-warehousing, as defined in this Ordinance.
- C. Office-showrooms, as defined in this Ordinance.
- D. Governmental and public utility buildings and structures.
- E. Essential services.
- F. Laboratories.
- G. The manufacturing, compounding, assembly, packaging, treatment, or storage of products and materials, unless expressly prohibited by this ordinance.
- H. Building contractor's shops.
- I. Trade school.
- J. Adult Uses-Principal as regulated by Section 903.102 of this ordinance.

914.025. PROHIBITED USES. The following uses are prohibited in this zoning district as principal uses of property, notwithstanding any other provisions:

- A. The stockpiling and/or recycling of aggregate materials in cumulative supplies of more than twenty-five (25) cubic yards.
- B. Asphalt plants, concrete mix plants, or other aggregate materials processing.

914.030. PERMITTED ACCESSORY USES.

- A. One accessory commercial or business building or structure for a use accessory to the principal use, but such use shall not exceed sixty (60) percent of the gross floor space of

the principal use, provided such accessory building meets the building materials requirements of this Chapter in Section 914.060.B of this Ordinance.

- B. Off-street parking as regulated by Section 903.050 of this Ordinance.
- C. Off-street loading as regulated by Section 903.060 of this Ordinance.
- D. Public pedestrian trails (as defined by Section 902 of this Ordinance) but not public parks.
- E. Adult Uses - Accessory as regulated by Section 903.130 of this Ordinance.
- F. Parking for company trucks and trailers, limited to ten (10) percent of the rear yard only, provided that such parking is not located in the front yard or any side yard abutting a public right of way.
- G. Off-street truck and trailer loading, as allowed in Section 918.030.D (“I-P” District) of this Ordinance.
- H. Public pedestrian trails.
- I. The stockpiling and/or recycling of aggregate materials in cumulative supplies of no more than twenty-five (25) cubic yards. If such activity is located outdoors, a Conditional Use Permit under Section 914.040.G. shall be required.
- J. Temporary asphalt or concrete mix plants accessory to public road or bridge projects, or accessory to valid, active building permits issued by the City of Little Canada.

914.040. CONDITIONAL USES. (Requires a conditional use permit based upon procedures set forth in and regulated by Section 921 of this Ordinance.)

- A. Commercial Planned Unit Development, as required by Section 923 of this Ordinance.
- B. Public regulated utility buildings, utility cabinets or infrastructure, and/or similar structures which are necessary for the health, safety, and general welfare of the community, provided that:
 - 1. Conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.
 - 2. Equipment is completely enclosed in a permanent structure with no outside storage.
 - 3. Adequate screening and landscaping from neighboring residential districts is provided in accordance with Section 903.020.G of this Ordinance.

4. The provisions of Section 921.010.C of this Ordinance are considered and satisfactorily met.

C. Motor vehicles and recreational equipment sales (indoor) and garages accessory thereto provided that:

1. The applicant has a minimum of five (5) vehicle display, demonstrated on a floor plan of the building, including construction details which identify compliance with the terms of this Section.
2. The structure and site must meet all requirements for applicable State of Minnesota licensing.
3. The subject property shall meet all applicable fire codes.
4. The provisions of Section 921.010.C of this Ordinance are considered and satisfactorily met.
5. The required sales floor area must be accessible via a direct doorway to the outside, without requiring customers to enter the repair or shop area to access the vehicle display location.
6. The sales/display area must be physically separated from other uses in the facility such as repair or shop space by a permanent solid wall no less than four (4) feet in height which prevents the encroachment of both sales area and repair area into each other's designated space.
7. The sales/display floor area must be no less than 1,000 square feet, or 200 square feet per vehicle on display, whichever is greater.
8. No outdoor storage of vehicles for sale, or which are being stored for repair, may be allowed under this CUP provision. Outdoor sales lot area is only allowed under a separate provision of the zoning ordinance.

D. Motor vehicle sales lot, provided that:

1. Outside services and sales are associated with a principal building of at least one thousand (1,000) square feet of floor area.
2. The entire sales lot and off-street parking area is paved.
3. Vehicles being displayed shall be in operable condition, and shall be licensed according to the State sales license held by the business owner on the premises.

Any other vehicles shall be stored inside, or subject to an Interim Use Permit for Outdoor Storage as regulations by Section 914.045.A of this Ordinance.

4. A minimum of three hundred eighty (380) square feet of sales area per vehicle is provided, and no more than ten (10) vehicles may be displayed outdoors for sale at any time.
5. Adequate off-street parking and off-street loading in compliance with the requirements of Sections 903.050 and 903.060 of this Ordinance is provided.
6. A perimeter curb is provided around the sales/parking lot.
7. A strip of not less than five (5) feet adjacent to the public right-of-way shall be landscaped and screened in compliance with Section 903.020.G of this Ordinance. Landscape plans for the proposed development shall be submitted to and approved by the City Council and City staff.
8. Such use is not located within two hundred (200) feet of residentially zoned property.
9. No more than a total of two (2) motor vehicle sales lot licenses may be in full force at any one time in the B-2 and B-4 Districts, nor may more than a total of three (3) such licenses be in force at any one time in the B-2, B-4, and I-1 Districts combined.
10. License shall be subject to an annual review.
11. The provisions of Section 921.010.C of this Ordinance are considered and satisfactorily met.

E. Major Automobile Repair, provided that:

1. Major Automobile Repair shall require a separate license, and such use shall demonstrate compliance with all terms of the licensing ordinance.
2. Parking of employee vehicles shall be in compliance with Section 903.050 of this Ordinance.
3. Customer vehicles waiting for repair shall be stored indoors, or shall be subject to a separate Conditional Use Permit for Outdoor Storage per the requirements of Section 914.045.A of this Ordinance.
4. There shall be no open outdoor storage of parts or clips of vehicles, except where expressly allowed by the Conditional Use Permit process, if available.

5. Waste or recyclable material shall be contained in a refuse container. All such containers shall be stored within a screened enclosure within the rear yard of the property.
 6. No Major Automobile Repair use may occur in any building that is not in full compliance with applicable building and fire codes.
 7. License shall be subject to annual review.
 8. The provisions of Section 921.010.C of this Ordinance are considered and satisfactorily met.
- F. Reserved.
- G. Open and Outdoor Storage as an accessory use, provided that:
1. The activity of outdoor storage shall require a separate business license issued by the City of Little Canada.
 2. The storage area in question occupies an area no greater than sixty (60) percent of the gross square footage of the subject parcel.
 3. The storage area shall not occupy any portion of the yard between the front building line and the adjoining public street, or the side building line and public street on a corner lot.
 4. The outdoor storage is utilized solely by those tenants of the principal building.
 5. In a multi-tenant building, if one tenant does not have a need for outdoor storage, then the Property Owner may allocate additional outdoor storage area to another tenant of the building only if that tenant occupies more than 25% of the building.
 6. The outdoor storage of equipment or materials, as defined by this Ordinance, must be capable of moving under its own power, stored on a trailer, stored within weather-proof containers, or other storage arrangements as approved by the City Council. Storage of any material directly on the ground when the dimensions of such item are less than three (3) feet in width, length, and height, shall be prohibited wherever the City Council determines that reasonable alternatives exist consistent with this section.
 7. When storage or shipping containers are utilized, the following regulations shall apply:
 - a. Containers shall be those manufactured expressly for the purpose of storing and/or shipping materials.

- b. No container, for the purpose of this ordinance, shall be greater than forty (40) feet in length, eight (8) feet in width, or eight and one half (8.5) feet in height.
 - c. No more than one (1) such container may be allowed for each seven thousand five hundred (7,500) square feet of lot area.
 - d. Containers shall not be stacked or arranged to exceed the eight and one-half (8.5) foot height.
 - e. Containers shall be painted to match or be complementary in color to the principal building, and shall be maintained to avoid rusting or other visible deterioration of the container.
 - f. There shall be no storage of hazardous materials, as defined by the zoning ordinance Section 902 of this Ordinance, within any such container.
8. Outdoor storage areas must be kept in an orderly condition, permitting vehicular access to all materials or equipment. Lanes at least twenty (20) feet in width shall be required to meet this standard. No portion of the outdoor storage shall be more than fifty (50) feet from any access lane or other drive aisle, nor shall it block access to hydrants, fire sprinklers, or other fire-fighting equipment. Except for construction equipment which is stored or parked in its most compact condition, outdoor storage may not exceed eight (8) feet in height as measured from the ground on which it is located.
9. The storage area shall be fenced and fully screened from adjoining non-industrial property, park and trail areas, and public right of way. Where properly fenced and screened, outdoor storage may encroach into the required side or rear yard setback area. Gates may be excluded from this screening requirement as provided for in Section 903.020.O.6.
10. Screening of storage area shall comply with Section 903.020.G, Required Screening, and Section 903.020.F (Fences) of this Ordinance.
11. Waste or recyclable material shall be contained in a refuse container. All such containers shall be stored within a screened enclosure located behind the front line of the building or refuse container(s) may be located within the approved outdoor storage area subject to compliance with the screening requirements in 914.040.G.9.
12. The storage area shall be paved with asphalt, concrete, or other material approved by the City Council.
13. The storage area shall not occupy any space required for conformity to the parking regulations of the Zoning Ordinance.
14. The property, including buildings and exterior site areas, shall comply with all applicable fire codes.

15. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residential uses, and shall be in compliance with Section 903.020.I of the Zoning Ordinance.
16. All other provisions and requirements as deemed necessary by the City Council.
17. The applicant complies with the provisions of Section 921 of the Zoning Ordinance.

H. Minor Automobile Repair, provided that:

1. The applicant meets all requirements for Major Automobile Repair as listed in the I-1 Zoning District.
2. The applicant meets all requirements for Minor Automobile Repair as listed in the B-2 Zoning District.

I. Outdoor Storage of Recreational Vehicles and Equipment, provided that:

1. The Recreational Vehicles(s) and/or Equipment are owned by the fee owner of the property in question.
2. The owner of the storage shall secure a license for the outdoor storage, and in every other way comply with each of the terms of Section 914.050.G. of this ordinance.

J. Animal Kennels and Animal Day Care, provided that:

1. The location of the facility shall have frontage on and access from a collector or arterial roadway.
2. The property on which the facility is located shall be no closer than 200 feet to residentially zoned property.
3. Outdoor areas must be fenced with a solid fence (not chain line), and landscaped at the exterior.
4. No odors shall be perceptible on adjoining properties.
5. No outdoor activity shall be permitted between the hours of 10:00 p.m. and 6:00 a.m.
6. The property must be maintained at all times in a clean and sanitary condition.
7. Exterior grounds must be landscaped with vegetative ground cover such as lawn grass, or hard surface all weather materials (such as concrete) to avoid erosion,

dust, mud, or other issues. The City Council may approve other surfaces that would accomplish the intent of this requirement.

8. No more than one animal per fifty (50) square feet of building area shall be present on the property at any time.
9. The facility shall be subject to annual inspections by the City's Animal Control Officer and/or Code Enforcement staff, or more often as necessary to ensure compliance.
10. The facility shall maintain an animal kennel/daycare license from the City of Little Canada. Loss of such license shall constitute a violation of the Conditional Use Permit for the premises.
11. The facility shall adhere to the requirements of City Code Section 1101.010 and 1101.150 and any other provision pertaining to a prohibition on barking dogs.

914.045. INTERIM USES (Requires an interim use permit based upon procedures set forth in and regulated by Section 921 of this Ordinance.)

A. Off Site Outdoor Storage, provided that:

1. The Property Owner of the location for the off-site outdoor storage obtains a license for outdoor storage as required by the City, if one has not already been issued to the owner under Section 914.040.G.
2. This interim use permit may not be utilized for the off-site storage associated with an auto related business (i.e. auto repair, auto sales, auto salvage) for motor vehicles or parts of motor vehicles.
3. The owner of the storage material owns and operates a business (the "operator") in Little Canada which is legally established in either a Business, Industrial or PUD District. The Business Owner may also operate a home based business that complies with City Code Section 903.120 in a Residential zoning district. The Business Owner must provide evidence of occupancy in Little Canada (i.e. utility bill, property tax records, rental agreement, business tax statement).
4. The location of the off-site storage is zoned I-1 (the "off-site location").
5. The storage area meets all of the conditions for outdoor storage listed in Section 914.040.G as if it were accessory to the principal use on the subject parcel, with the exception of 914.040.G.4 of this Ordinance.

6. The off-site location is found to be in full compliance with all applicable zoning regulations at the time of application, and have had no history of zoning violations in the previous twelve (12) months.
7. An interim use permit will have a termination date for a period not to exceed more than five (5) years from the date of approval as set by the City Council.
8. More than 90 days prior to the termination date, the Operator or Property Owner may apply to renew the Interim Use Permit. Applications to renew will be reviewed on a case by case basis and are not guaranteed approval by the City Council.

914.050. LOT REQUIREMENTS AND SETBACKS. The following minimum requirements shall be observed in an "I-1" District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area: Twenty thousand (20,000) square feet.
- B. Lot Width: One hundred (100) feet.
- C. Setbacks:
 1. Front Yards: Not less than forty (40) feet.
 2. Side Yards:
 - a. Not less than fifteen (15) feet on any one side, nor less than forty (40) feet on the side yard abutting a street.
 - b. Side yards abutting residentially zoned property: Not less than forty (40) feet on the side yard abutting the residentially zoned property, nor less than fifteen (15) feet on the other side yard.
 3. Rear Yards: Not less than twenty (20) feet, nor less than forty (40) feet when abutting residentially zoned property.

914.060. BUILDING REQUIREMENTS.

- A. Height. No structure shall exceed forty (40) feet except as provided herein.
- B. Building Materials. Building materials in the I-1 Zoning District shall comply with the requirements of Section 903.020.T of this Ordinance, subject to the following provisions:

1. New buildings shall be constructed entirely of solid wall masonry materials, or covered with masonry façade materials and glass. In addition to these materials, up to fifty (50) percent of any building may be covered with Exterior Insulated Finish Systems (EIFS) or similar material. Voluntary removal of buildings shall forfeit any rights to “grandfathered” building materials under this ordinance.
2. Existing buildings that do not comply with the standards of Section 903.020.T of this Ordinance may expand floor area by up to twenty-five (25) percent per the requirements of that section.
3. Existing buildings that do not comply with the standards of Section 903.020.T may expand floor area from twenty-five (25) percent up to fifty (50) percent provided that:
 - a. The property owner agrees by deed restriction to eliminate outdoor storage on the property.
 - b. The property owner makes additional architectural improvements to the façade of the building that limit metal siding exposure from the public right of way.
 - c. The property owner makes additional site improvements, including pavement, curbing, and landscaping.

(Source: Ord. 661, Amended: Ord. 666, 697, 704, 706, 727, 735, 760, 761, 764, 829)