

## **918. "I-P", INDUSTRIAL PARK DISTRICT**

**918.010. PURPOSE.** The purpose of the "I-P", Industrial Park District is to provide for the establishment of warehousing and limited industrial activities in a "campus" type setting. High standards of building quality and site design shall be priorities in this district.

### **918.020. 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. Trade school.

**918.025. 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.

### **918.030. PERMITTED ACCESSORY USES.**

- A. Commercial or business buildings and structures for a use accessory to the principal use, but such use shall not exceed thirty (30) percent of the gross floor space of the principal use.
- B. Off-street parking as regulated by Section 903.050 of this Ordinance. All driveway, aisle, loading, and maneuvering space shall be paved.

- C. Off-street parking as regulated by Section 903.060 of this Ordinance. All driveway, aisle, loading, and maneuvering space shall be paved.
- D. Off-street semi-truck and trailer loading, involving the receipt or distribution of materials or merchandise, limited to one rig in each designated loading berth, plus one rig, on site, waiting to load or unload, per each loading berth. All loading, waiting and maneuvering areas must be paved. Trucks waiting to load or unload will be considered to be parked after seventy-two (72) hours.
- E. Public pedestrian trails (as defined by Section 902 of this Ordinance) but not public parks.
- F. 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 918.040.A. shall be required.
- G. 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.

**918.040. CONDITIONAL USES.** (Requires a conditional use permit based upon procedures set forth in Section 921 of this Ordinance.)

- A. Open and outdoor storage as an accessory use, provided that:
  - 1. Storage area, in combination with semi-truck or trailer parking as defined in Section 918.040.B of this Ordinance does not exceed twenty-five (25) percent of the gross floor area of the principal structure or ten (10) percent of the lot area, whichever is less.
  - 2. The area is fenced and screened from view of neighboring residential uses and districts in compliance with Section 903.020.G of this Ordinance. Depending on the height of the equipment and/or materials to be stored, additional screening may be required.
  - 3. Storage is screened from view of the public right-of-way in compliance with Section 903.020.G of this Ordinance. Depending on the height of the equipment and/or materials to be stored, additional screening may be required. Gates may be excluded from this screening requirement as provided for in Section 903.020.O.6.
  - 4. Storage area is black top or concrete.
  - 5. 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 residences and shall be in compliance with Sections 902.020.I of this Ordinance.

6. Area does not take up parking space as required for conformity to this Ordinance.
7. The provisions of Section 921.010.C of this Ordinance are considered and satisfactorily met.
8. No outdoor storage area shall include storage of materials that are considered hazardous materials by the Minnesota Pollution Control Agency.
9. No outdoor storage shall be permitted in any yard except the rear yard of the property. In any yard, no outdoor storage area in the I-P, Industrial Park District, shall be closer to any property line than ten (10) feet.
10. 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 fifteen thousand (15,000) square feet of lot area, but shall in no case exceed the provisions for outdoor storage in the I-P zoning district generally.
  - 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.

B. Semi-truck or trailer parking as an accessory use, provided:

1. Parking area including stalls, drive aisles, and maneuvering area, and in combination with storage area as defined in Section 918.040.A of this Ordinance, is equal to no more than seventy-five (75) percent of the gross floor area of the principal structure or twenty-five (25) percent of the lot area, whichever is less.
2. The area is fenced and screened from view of neighboring residential uses and districts in compliance with Section 903.020.G of this Ordinance.
3. Storage is screened from view of the public right-of-way in compliance with Section 903.020.G of this Ordinance.
4. Storage area surface is bituminous or concrete.

5. 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 residences and shall be in compliance with Section 903.030.I of this Ordinance.
  6. Area does not take up parking as required for conformity to this Ordinance.
  7. The provisions of Section 921.010.C of this Ordinance are considered and satisfactorily met.
- C. Accessory indoor retail, rental or service activity other than that allowed as permitted use or conditional use within this Section, provided that:
1. Such use is allowed as a permitted use in a "B-3" District.
  2. Such use does not constitute more than ten (10) percent of the gross floor area of the principal structure.
  3. Adequate off-street parking and off-street loading in compliance with Sections 903.050 and 903.060 of this Ordinance are provided.
  4. All signing and informational or visual communication devices shall be in compliance with Section 903.110 of this Ordinance.
  5. The provisions of Section 921.010.C of this Ordinance are considered and satisfactorily met.
- D. Industrial planned unit development as regulated by Section 923 of this Ordinance.
- E. Group Day Care, provided that:
1. No overnight facilities are provided for the children served. Children are delivered and removed daily.
  2. Adequate off-street parking and access is provided in compliance with Section 903.050 of this Ordinance.
  3. The site and related parking and service shall be served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated.
  4. All signing and informational or visual communication devices shall be in compliance with Section 903.110 of this Ordinance.
  5. The provisions of Section 921.010.C of this Ordinance are satisfactorily met.

6. The regulations and conditions of the Minnesota Department Human Services, including MN Stat. Chapter 245A as adopted, amended and/or changed are satisfactorily met.
  7. A written indication of preliminary, pending or final license approval from the regulatory welfare agency is supplied to the City.
- F. Commercial recreation uses (not including establishments serving alcoholic beverages) limited to Bowling Alleys, Dance Halls, Skating, Theater (Indoor Only), and Sports and Health Clubs, provided that:
1. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area so as to cause impairment in property values or preclude conversion to another land use permitted in the Zoning District.
  2. Adequate off-street parking and loading is provided in compliance with the Zoning Ordinance standards. Said parking and loading requirements shall be evaluated according to both the needs of the proposed use, and possible industrial re-use, and the greater of these standards shall be applied.
  3. Hours of operation shall be subject to approval of the City Council.
  4. All signing shall be in compliance with the provisions for signs in the I-P District.
  5. The provisions of Section 921 of this Ordinance are considered and satisfactorily met.
- G. 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, as allowed in the B-W District.
- H. Emergency Vehicle Sale/Storage Lot with Ancillary Outfitting Services, provided that:
1. Outside sales of emergency vehicles is not allowed on the property.
  2. Customer reviews of emergency vehicles will be conducted completely off-site.
  3. The emergency vehicles kept on the property are limited to those for sale or awaiting outfitting service and are kept in an approved storage area that is paved.
  4. Emergency vehicles being kept in the storage area shall be in operable condition, and shall be licensed according to the State sales license held by the business owner on the premises.

5. There shall be no more than twelve (12) emergency vehicles kept outdoors at any time.
6. The Emergency Vehicle storage area shall not exceed twenty-five (25) percent of the gross floor area of the principal structure or ten (10) percent of the lot area, whichever is less.
7. A perimeter curb is provided around the parking and storage lot.
8. No more than one (1) Emergency Vehicle Sale/Storage Lot with Ancillary Outfitting Services may be in full force at any one time in the I-P District.
9. City License shall be subject to an annual review and such use shall demonstrate compliance with all terms of the licensing ordinance. The following license is required:
  - Emergency Vehicle Sale/Storage Lot with Ancillary Outfitting Services issued by the City of Little Canada
10. A licensee shall have a valid Dealer License through the State of Minnesota Driver and Vehicles Services Dealer Unit. Additionally, the license holder shall be subject to any and all applicable licensing requirements set by State of Minnesota Dealers Division.
11. Parking of employee vehicles shall be in compliance with Section 903.050 of this Ordinance.
12. There shall be no open outdoor storage of damaged emergency vehicles, vehicle parts or clips of emergency vehicles.
13. 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.
14. No Emergency Vehicle Repair may occur in any building that is not in full compliance with applicable building and fire codes.
15. Parking/Storage area is black top or concrete.
16. The storage area is fenced and screened from view of neighboring residential uses and districts in compliance with Section 903.020.G of this Ordinance.
17. 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 residences and shall be in compliance with Sections 902.020.I of this Ordinance.

18. The Emergency Vehicles Storage Area does not take up parking space as required for conformity to this Ordinance.
19. Storage is screened from view of the public right-of-way in compliance with Section 903.020.G of this Ordinance and must be located behind the rear building line of the principal building. Depending on the height of the equipment and/or materials to be stored, additional screening may be required. Gates may be excluded from this screening requirement as provided for in Section 903.020.O.6.
20. The provisions of Section 921.010.C of this Ordinance are considered and satisfactorily met.

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

- A. Lot Area: Forty thousand (40,000) square feet.
- B. Lot Width: One hundred fifty (150) feet.
- C. Setbacks:
  1. Front Yards: Not less than forty (40) feet.
  2. Side Yards: Not less than fifteen (15) feet on any side, nor less than forty (40) feet on the side yard abutting a public street.
  3. Rear Yards: Not less than twenty (20) feet.
  4. Yards abutting residentially zoned property: Not less than forty (40) feet on any yard abutting residentially zoned property.
- D. Landscaping. All lots in an "I-P" District shall have not less than twenty-five (25) percent of the lot area dedicated to landscaped green area in compliance with Section 903.020.G of this Ordinance. Landscape plans must be submitted to and approved by the City Council.

**918.060. BUILDING REQUIREMENTS.**

- A. Height. No building shall exceed forty (40) feet in height, except as provided in Section 903.040.C of this Ordinance.
- B. No pole type or engineered steel buildings shall be allowed.
- C. All plats shall be reviewed and approved by the Council before issuance of a building permit.

D. Buildings:

1. All buildings in the "I-P" District shall be constructed of solid wall masonry, pre-cast concrete, aggregate panels, or wood frame masonry veneer (excluding stucco). Wood and metal exterior may be allowed as part of window and door frame or fascia treatment of the exterior wall facing design.
2. The following materials, in conjunction with the materials in 918.060.D.1 of this Ordinance, may be used to a maximum of twenty-five (25) percent of the proposed area if it is coordinated into the architectural design of the structure.
  - a. Wood, provided the surfaces are finished for exterior use and wood of proven, exterior durability is used, such as cedar, redwood, cypress.
  - b. Curtain wall panels of steel, fiberglass and aluminum, (non-structural, non-load bearing) and finished with a durable non-fade surface and their fasteners are of a corrosion resistant design.
  - c. Glass curtain wall panels.
  - d. Stucco.
3. The proposed building maintains the quality and value intended by the Ordinance.
4. The proposed building is compatible and in harmony with other structures within the district.
5. The provisions of Section 921.010.C of this Ordinance are considered and the request is found to comply with these criteria.

(Amended: 704, 706, 721, 803)