

**SECTION 10.200.1400: TI-2—General Technology/Industrial District**

**SECTION 10.200.1410. Purpose.**

The General Industrial District is established to provide exemplary standards of development for certain industrial uses to be located in strategic sites. These general industrial uses are less compatible with commercial and residential uses and, therefore, are not appropriate in the "TI-1" District.

More specifically, heavy industrial land uses are industrial land uses which may have the potential to create nuisances which are detectable at the property line; may involve materials which pose a significant safety hazard.

**SECTION 10.200.1420. Special requirements.**

Any unenclosed uses, including storage, manufacturing and assembly, shall be subject to those regulations set forth by this sub-Section.

It is the intent of this Subdivision to provide that industry and related activities shall be established and maintained with proper appearance from streets and adjoining properties and to provide that each such permitted use shall be a good neighbor to adjoining properties by the control of the following:

1. *Noise.* Noise shall be measured on any property line of the tract on which the operation is located. Noise shall be muffled so not to become objectionable due to intermittence, beat, frequency, shrillness or intensity. At the property line, the sound pressure level of noise radiated continuously from a facility shall not exceed the values given in Table A.

TABLE A

Maximum permissible sound pressure levels of specified points of measurement for noise radiated continuously from a facility.

Frequency Band (Hz)	Maximum Permitted Sound Level (Decibels)
20-75	72
75-150	67
150-300	59
300-600	52
600-1200	46
1200-2400	40
2400-4800	34
Over 4800	32

2. *Odor.* No activity or operation shall cause at any time the discharge of toxic, noxious or odorous matter beyond the limits of the immediate site where it is located in such concentrations as to be obnoxious or otherwise detrimental to, or endanger the public health, welfare, comfort or safety or cause injury to property or business.
3. *Glare.* Glare, whether direct or reflected, such as from floodlights, spotlights or high temperature processes, and as differentiated from general illumination, shall not be visible beyond the site of origin at any property line.
4. *Exterior Lighting.* Any lights used for exterior illuminations shall be directed away from adjacent properties.
5. *Smoke, Dust, Fumes or Gases.* Every operation shall conform to the standards set forth in this Ordinance so as to not cause a nuisance to neighboring properties.
6. *Hazard.* Every operation shall be carried on in accordance with International Fire Code.

7. *Water Supply.* The design and construction of water supply facilities and water supply source shall be in accordance with local and Minnesota State Department of Health standards and requirements.
8. *Waste.* All sewage and industrial wastes shall be treated and disposed in such manner as to comply with Minnesota State Department of Health standards and requirements, Minnesota Pollution Control Agency standards and requirements and local codes.

In order to assure compliance with the performance standards set forth above, the Planning Commission may require the owner or operator of any permitted use to make such investigations and tests as may be required to show adherence to the performance standards. All subsequent additions and outbuildings constructed after the erection of an original building (or buildings) shall be reviewed by the Planning Commission.

**SECTION 10.200.1430. SITE PERFORMANCE STANDARDS**  
(Also listed in Appendix A.)

Minimum lot size:	21, 780 square feet (0.50 acre)
Minimum lot width:	100 feet
Minimum Front Yard:	35 feet
Minimum Side Yard:	10 feet
Minimum Rear Yard:	25 feet
Maximum Building Height:	N/A

**SECTION 10.200.1440. Permitted Uses.**  
(Also listed in Appendix B)

- High Technology
- Indoor Maintenance Service
- Communications Tower
- Light Industrial
- Public Service and Utilities
- Freight Terminal
- Transit Stop
- Personal Storage Facility

**SECTION 10.200.1450. Conditional Uses.**  
(Also listed in Appendix B)

- Commercial Indoor Lodging
- Outdoor Commercial Entertainment
- Permanent Outdoor Display and Sales as a Primary or Principal use
- Sexually Oriented Land Use
- Tattoo Parlors
- Vehicle Sales and Repair
- Heavy Industrial
- Extraction use

Junk Yards and Inoperative Vehicles  
Active Outdoor Recreational  
Indoor Institutional  
Airport/Heliport  
Distribution Center  
Off-Site Parking Lot  
Indoor Storage or Wholesaling  
Waste Disposal Facility  
Outdoor Storage or Wholesaling

**SECTION 10.200.1455. Additional Conditional Uses.**

Other manufacturing, production, processing, cleaning, storage, servicing, repair and testing of materials, goods or products determined by the Planning Commission to be similar to the permitted uses, and which conform with the purpose and performance standards set forth in this district.

**SECTION 10.200.1460. Parking Requirements.**

See Appendix C.

**SECTION 10.200.1470. Buffer Yard Requirements.**

See Section 10.400.0700 Buffer Yards

**SECTION 10.200.1500: PUD—PLANNED UNIT DEVELOPMENT**

**SECTION 10.200.1510. Purpose.**

The provisions of this section are designed to deal with larger scale development and facilitate better site planning and community planning. This can be done through modification of certain district regulations as they apply to such development.

In larger scale development, the Zoning Code might place unnecessary or undesirable rigidities on the site plan and prevent achievement of the best possible plan. Therefore, this Section has the following intents:

- A. To permit flexibility in site design.
- B. To achieve more efficient use of land, within the framework and intent of the Zoning Code, which can result from large scale or multiple use developments.
- C. To encourage and permit provision of open space.