

11-4-14: C-4 GENERAL COMMERCIAL DISTRICT:

A. Purpose And Intent: The purpose of the general commercial district is to provide a wide range of goods and services to the entire community. Due to their proximity to major arterial streets, businesses in this district are dependent on large volumes of traffic, thus need to be highly visible and accessible. It is the intent of this district to promote development that maximizes the full development potential in this area. Zoning standards are intended to promote compatibility in form, function and style. (Ord. B-161, 11-1-2005)

B. Permitted Uses: The following uses are permitted uses in the C-4 district:

Brew on premises and wine on premises stores.

Brewpubs, excluding drive-through facilities.

Child and adult daycare.

Communications businesses.

Eating and drinking establishments without drive-through facilities.

Essential service facilities.

Financial institutions without drive-through facilities.

General repair services, including appliance repair, furniture reupholstery and repair, jewelry, clock, watch, radio, small electronics, small engine and television repair occurring within an enclosed building.

Hotels and motels.

Indoor amusement and recreation services, including video arcades subject to the following restrictions:

1. Any arcade with fifteen (15) or more machines shall have an adult supervisor on duty during all hours of operation.
2. No arcade shall be operated within five hundred feet (500') of a school, church, or residence unless it is an integral part of a shopping center and does not have an entrance except from within the shopping center.

Membership organizations.

Microbreweries, with or without associated taprooms.

Microdistilleries, with or without associated cocktail rooms.

Personal services, including barber and beauty shops, fitness centers, funeral services and mortuaries, facilities, laundry services, shoe repair, photography and video rental.

Professional services and offices, including architects and attorney offices, dental and medical clinics, financial services, insurance providers, real estate businesses and the like.

Public or governmental services.

Public parking lots and transit stations.

Public parks, owned and operated by a government unit, including recreational facilities and structures consistent with the public area.

Retail sales, including automobile parts, books and stationery, clothing, drug, gifts and novelties, groceries, furniture and hardware, hobby, video sales, jewelry, and sporting goods stores or the like. Automobile sales, new and used, are prohibited.

Small wireless facilities within right-of-way, subject to the regulations contained in [title 4, chapter 2](#) of this Code.

Theaters, excluding drive-in theaters.

Veterinary services, not including outdoor runs or kennels. (Ord. B-161, 11-1-2005; amd. Ord. B-243, 5-20-2015; Ord. B-265, 11-21-2017)

C. Accessory Uses: The following uses shall be permitted accessory uses:

Car wash, full service, accessory to minor auto repair or nonservice motor fuel stations.

Off street parking for a permitted, conditional, or interim use.

Outdoor display/sales and storage. Outdoor display/storage or sales of goods shall be allowed on the private sidewalk immediately in front of the principal building, provided that:

1. The outdoor display/storage or sales area shall not block a handicap accessible route and shall maintain a minimum four foot (4') clearance for pedestrian access.
2. The outdoor display/storage or sales area does not exceed four feet (4') in height and is maintained in an orderly fashion.
3. No public address system shall be audible from a noncommercial or nonindustrial use or district.
4. Outdoor display/storage or sales shall only be conducted by the owner or lessee of the premises.
5. Only merchandise that is normally manufactured, sold, or stored by the occupant on the premises shall be sold and/or promoted.

Outdoor seating or dining areas for ten (10) or fewer seats, accessory to permitted or conditional uses, subject to:

1. The site shall be designed to limit the effects of this outdoor seating or dining areas on adjacent properties.
2. The outdoor seating or dining area shall be located on private property along the front, side or rear of the principal building, but shall not be located within a required setback or on a side abutting any residential use or district.
3. The outdoor seating or dining area shall not interfere with circulation in any required parking, loading, maneuvering or pedestrian area. A minimum four foot (4') passageway shall be maintained along the private sidewalk for pedestrians.
4. Patrons shall not be served food or beverages outside, except that employees may refill beverage containers in the seating area. At no time shall the seating area be used for the consumption of alcoholic beverages.
5. The outdoor seating or dining area shall be equipped with refuse containers. The business owner shall ensure that the area is properly maintained and litter free.
6. No public address system shall be audible from a noncommercial or nonindustrial use or district.

Roof mounted solar energy systems, subject to section [11-2-12](#) of this title. (Ord. B-161, 11-1-2005; amd. Ord. B-231, 3-4-2014; Ord. B-248, 7-21-2015)

D. Conditional Uses: The following uses are conditional uses in the C-4 district, and are subject to the conditional use permit provisions outlined in this title:

Automotive repair, minor, subject to:

1. The site and building(s) shall be designed to limit the effects of this use on adjacent properties and public rights of way. No automotive repair use shall be located on a site abutting any residential use or district. Sites or properties separated by a public right of way shall not be considered abutting.
2. All repair, assembly, disassembly or maintenance of vehicles shall occur within a closed building, except minor maintenance, including tire inflation, adding oil, wiper replacement and the like. All overhead vehicle doors on the building shall remain closed except when a vehicle is entering or exiting the building.
3. Gasoline pumps/sales shall require an additional conditional use permit subject to the performance standards outlined in this subsection for nonservice motor fuel stations.
4. Outdoor storage of parts, materials, and equipment is prohibited.
5. Automotive repair uses shall designate on a site plan separate areas for customer parking and storage of inoperable vehicles awaiting repair or repaired vehicles awaiting pick up. These areas shall meet the design standards outlined in section [11-6-1](#), "Off Street Parking Requirements", of this title and be screened as follows:

- a. Customer parking areas shall meet the applicable screening standards outlined in this title including, but not limited to, section [11-6-1](#), "Off Street Parking Requirements", of this title and this section.
 - b. Inoperable vehicles awaiting repair or repaired vehicles awaiting pick up shall be stored behind the principal building. Landscaping and berming shall be a secondary source for screening said vehicles. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. Stacking areas shall have a minimum ninety percent (90%) opacity screen to a height of six feet (6').
 - c. Junk or unlicensed vehicles awaiting repair or pick up shall be stored completely inside a closed building in accordance with the performance standards outlined in section [11-2-9](#) of this title.
6. Parking of vehicles on public right of way shall be prohibited.
 7. All painting must be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust, or other particulate matter in compliance with Minnesota pollution control standards and applicable fire and building codes.
 8. All flammable materials, including liquids and rags, shall conform to the applicable provisions of the Minnesota fire code.
 9. No public address system shall be audible from a noncommercial or nonindustrial use or district.

Drive-through facilities.

1. The site and building(s) shall be designed to limit the effects of the drive-through on adjacent properties and public rights of way. No use with a drive-through window shall be located abutting any residential use or district.
2. Drive-through facilities shall have a minimum six (6) stacking spaces per drive-through window. Fast food uses operating more than one window per individual drive aisle shall meet the stacking requirements for a single drive-through facility. Each space shall be a minimum of nine feet (9') wide by eighteen feet (18') long.
3. The principal building shall be the primary source for screening the drive-through facility and stacking and exiting areas from adjacent properties and/or rights of way. Landscaping and berming shall be a secondary source for screening drive-through, stacking or exiting areas. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. Stacking areas shall have a minimum ninety percent (90%) opacity screen to a height of six feet (6') while exiting areas shall have a minimum fifty percent (50%) opacity screen to a height of at least four feet (4').

4. Stacking lanes, order board intercom, and service window shall be designed and located to minimize noises, emissions, and headlight glare upon adjacent properties and public rights of way.
5. Stacking lanes shall not interfere with circulation through any required parking, loading, maneuvering or pedestrian area.
6. No public address system shall be audible from a noncommercial or nonindustrial use or district.
7. In addition to the freestanding sign allowed by the sign ordinance, fast food uses may display menu signs related to drive-through facilities, provided that:
 - a. Not more than one menu sign per defined drive-through aisle is allowed.
 - b. Individual menu signs shall be single sided with an area not to exceed thirty two (32) square feet including both menu information and sign cabinet.
 - c. The height of the menu sign(s) shall not exceed eight feet (8') including its base or pole measured from grade to the top of the structure.
 - d. The menu sign(s) shall not encroach into any parking setback and shall be located directly adjacent to the drive-through aisle and oriented in such a manner that the sign provides information to the drive-through patrons only and does not provide supplemental advertising to pass-by traffic and does not impair visibility or obstruct circulation.

Educational services, excluding elementary and secondary schools.

Nonservice motor fuel station subject to the requirements in the C-3 district in subsection [11-4-13D](#) of this chapter.

Outdoor seating or dining areas for eleven (11) or more seats.

1. The site and enclosure(s) shall be designed to limit the effects of outdoor seating or dining areas on contiguous properties and/or public rights of way.
2. The seating area shall be located on private property along the front, side or rear of the principal building but shall not be located within a required setback or on the side abutting any residential use or district.
3. The seating area shall not interfere with circulation in any required parking, loading, maneuvering or pedestrian area. A minimum four foot (4') passageway shall be maintained along the private sidewalk for pedestrians.
4. The seating area shall be located in a controlled or cordoned area acceptable to the city with at least one opening to an acceptable pedestrian walk.
5. When a liquor license is granted, an uninterrupted enclosure is required and the enclosure shall only have access through the principal building.
6. The seating area shall not be permitted within two hundred feet (200') of any residential use

or district as measured at the property line and shall be separated from residential use or district by the principal structure or other method of screening acceptable to the city. The minimum distance from a residential use or district may be reduced should the city determine the applicant has added sufficient elements to reduce the impact of this use.

7. No public address system shall be audible from a noncommercial or nonindustrial use or district.

Small breweries, with or without associated taprooms, subject to:

1. The site and building(s) shall be designed to limit the effects of this use on adjacent properties and public rights of way. No loading docks or overhead vehicle doors shall be on a side abutting any public rights of way or any residential use or district.
2. The principal building shall be the primary source for screening of the loading area or any required outdoor equipment.
3. Outdoor seating is subject to the performance standards outlined in this subsection for outdoor seating and section [3-1-14](#) of this code.

Transmission facilities greater than one-fourth ($\frac{1}{4}$) mile in length. (Ord. B-161, 11-1-2005; amd. Ord. B-236, 7-15-2014; Ord. B-243, 5-20-2015; Ord. B-248, 7-21-2015)

E. Interim Uses:

Those interim uses listed in the C-3 highway commercial district.

F. Minimum Lot Requirements And Setbacks:

1. Minimum Lot Area: Twenty thousand (20,000) square feet.
2. Minimum Lot Width: One hundred twenty feet (120').
3. Maximum Lot Coverage: Seventy five percent (75%).
4. Minimum District Size: One acre.
5. Minimum Front Yard Setback:
 - a. Principal structure: Thirty feet (30').
 - b. Accessory structures: Thirty feet (30').
6. Minimum Side Yard Setbacks:
 - a. Principal structures: Ten feet (10').
 - b. Accessory structures: Ten feet (10').

7. Minimum Rear Yard Setbacks:

- a. Principal structures: Ten feet (10').
- b. Accessory structures: Ten feet (10').

8. Parking Setbacks:

- a. Minimum front yard setback: Twenty feet (20').
- b. Minimum rear yard setback: Ten feet (10').
- c. Minimum side yard setback: Ten feet (10').
- d. When there exists an easement for a shared private roadway or drive, the required setback is ten feet (10') from the easement.

9. Buffer Yard: A buffer yard equal to thirty feet (30') or two (2) times the height of the building, whichever is greater, shall be required along any side or rear property line abutting any noncommercial or nonindustrial use or district. The minimum buffer yard for any single occupancy building with a footprint equal to or larger than forty thousand (40,000) square feet, but not greater than one hundred thousand (100,000) square feet, shall be increased by fifty percent (50%) of the required buffer yard. Buffer yards for buildings with a footprint exceeding one hundred thousand (100,000) square feet shall be increased by one hundred percent (100%). This area shall contain landscaping and berming to provide a ninety percent (90%) opacity screen to a height of at least six feet (6') and shall not contain any structures, parking, off street loading or storage. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance.

10. Maximum Building Height:

- a. Principal structure: Thirty five feet (35').
- b. Accessory structure: Twenty five feet (25').

G. Site And Building Standards: To prevent urban blight and ensure quality long lasting construction compatible with both adjacent properties and those throughout the district, all sites and buildings shall comply with the following standards, as well as applicable sections of this title:

1. Architectural Appearance: While variation in materials and colors that support the general theme may be allowed, the overall building shall have "360 degree" architecture. Nonearth tone materials shall be limited to architectural accents. The color of the nonbrick or stone portion of the building shall match the predominant brick or stone color portion.
2. Building Massing: Facades shall be articulated to reduce their mass and scale and provide visual interest consistent with Rosemount's identity, character, and scale. Large uninterrupted building walls or elevations are prohibited. Corner architectural elements are encouraged to define the edges of a building. A building more than one hundred feet (100') in width shall be divided into increments of no more than thirty feet (30') through the articulation of the facade. This shall be achieved through combinations of the following techniques:
 - a. Divisions or breaks in the materials.

- b. Arcades, entry features, window bays, or the like.
 - c. Variations in rooflines or slope plane.
 - d. Variation in building plane or setback.
 - e. Equivalent techniques approved by the city.
3. Permitted Materials: The exterior wall surfaces of all buildings shall be constructed of at least fifty percent (50%) brick or natural stone. The remaining fifty percent (50%) of the wall surface may be specialty integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, or better. EIFS or masonry stucco may be used for the sign band areas and/or architectural accents totaling no more than ten percent (10%) of the nonglass, brick or stone portion of the building. Unadorned concrete is prohibited.
4. Pedestrian Circulation: Appropriate provisions shall be made to protect pedestrian areas from encroachments by parked or moving vehicles. Clear and well lighted walkways shall extend throughout the site and parking area(s) connecting building entrances to adjacent public sidewalks and any parking facilities located on the site.
- a. Walkway(s) shall be made of high quality, long lasting, and decorative materials and incorporate architectural themes present in the surrounding building. Bituminous or asphalt materials are prohibited.
 - b. A walkway at least six feet (6') wide shall extend along any facade featuring a customer entrance and any facade abutting a parking or maneuvering area.
 - c. A continuous and permanent concrete curb not less than six inches (6") above grade shall separate internal sidewalks from parking, loading, stacking and maneuvering areas.
 - d. Concrete sidewalks, five feet (5') in width, shall be provided on all commercial property abutting any collector or arterial street.
5. Lighting: Lighting shall be consistent in character throughout the entire property site, in both design and bulb type.
- a. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.
 - b. Light shall be directed toward the ground. Externally lit signs, display, building and aesthetic lighting must be lit from the top and shine downward. Lighting must be shielded to prevent direct glare.
 - c. The level of lighting shall not exceed 0.5 lumen at any residential property line or 1.0 lumen at any nonresidential property line.
 - d. The maximum height for exterior lighting is thirty feet (30'). The maximum height for exterior lighting within one hundred feet (100') of a residential use or district shall be twenty feet (20').
 - e. All nonessential lighting will be required to be turned off after business hours, leaving only the necessary lighting for site security.
6. Parking Lots: To reduce the impact of large expanses of paved surfaces, provide a more pedestrian friendly environment and provide adequate room for snow storage, all parking areas

(including driveways and drive aisles) shall be screened and landscaped. Trees, shrubs, flowers and ground cover needed in these areas shall be in addition to the minimum number of trees and foundation plantings required by this title.

a. Screening: Landscaping and berming shall be a primary source for screening parking areas. Should landscaping and berming be found ineffective by the city, the city may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than twenty five feet (25') without a change in architecture to reduce their mass and appearance. The screening source (landscaping and berming or walls and/or decorative fencing) shall provide a minimum fifty percent (50%) opacity screen to a height of at least four feet (4').

b. Landscaping: A minimum of ten percent (10%) of the parking area shall be landscaped. This landscaping shall be located on islands, peninsulas or the like within the perimeter of the parking area.

(1) The islands or peninsulas shall be a minimum eight and one-half feet (8.5') wide and extend the length of the adjacent parking stall(s). These dimensions may be altered to provide sufficient area for the proposed landscaping to mature.

(2) To ensure this landscaping is properly dispersed, a minimum of one island, peninsulas or the like shall be located within each six thousand (6,000) square feet of vehicular use area.

(3) A minimum of one tree shall be required for each two hundred fifty (250) square feet or fraction thereof, of required landscape area. Deciduous trees shall have a clear trunk of at least five feet (5') above the ground and a caliper of at least two and one-half inches (2.5"). Coniferous trees shall be at least four feet (4') in height. The remaining area shall be landscaped with shrubs or ground cover (not to include rocks or gravel except as a mulch around shrubs and ground cover) not to exceed two feet (2') in height.

7. Landscaping: All areas of land other than those occupied by building or hardcover shall be landscaped with a combination of sod and plantings. Rock or mulch may only be used as an accent material around sod or plantings. Trees, shrubs, flowers and ground cover needed in these areas shall be in addition to the minimum number of trees and foundation plantings required by this title. All landscaped areas shall be irrigated. Portions of the site may be exempt from these requirements where future development or expansion is planned. These areas shall either be graded and seeded with prairie grass in accordance with the city of Rosemount grading requirements or remain as undisturbed natural areas containing existing viable natural vegetation that can be maintained free of foreign and noxious plant material and will not produce soil erosion due to potential increases in stormwater runoff. (Ord. B-161, 11-1-2005)

11-4-16: GI GENERAL INDUSTRIAL DISTRICT:

A. Purpose And Intent: The purpose of the GI General Industrial District is to provide for the establishment of both light and medium manufacturing uses along with warehouse, repair, and business uses. The GI General Industrial District is intended to include uses that may require outdoor and vehicle or trailer storage but exclude heavy industrial uses. The General Industrial District is the preferred transition district between the Heavy Industrial District and may be compatible with residential uses or include relatively higher on site populations, subject to higher performance standards. (Ord. B-174, 10-17-2006)

B. Permitted Uses: The following uses are permitted uses in the GI District:

Adult uses as defined and regulated in section [11-7-5](#) of this title and [title 3, chapter 8](#) of this Code.

Breweries, with or without associated taprooms, subject to:

1. Outdoor seating is subject to the performance standards outlined for outdoor seating in section [3-1-14](#) of this Code and subsection [11-4-14D](#) of this chapter.

Commercial use antennas and towers, subject to the requirements of section [11-9-6](#) of this title.

Distilleries.

Essential services.

General building and trade contractor office uses.

General repair services, excluding automotive repair and the like.

Light or medium manufacturing, processing, and assembly uses.

Mineral extraction, subject to requirements of section [11-10-4](#) of this title.

Motor freight terminals.

Small wireless facilities within right-of-way, subject to the regulations contained in [title 4, chapter 2](#) of this Code.

Testing, research and laboratory uses.

Transit stations/park and ride facilities.

Trucking terminals.

Warehousing, wholesaling and distribution uses. (Ord. B-174, 10-17-2006; amd. Ord. B-243, 5-20-2015; Ord. B-265, 11-21-2017)

C. Accessory Uses: The following uses shall be permitted accessory uses in the GI General Industrial District:

Off street parking or loading for a permitted, conditional or interim use.

Office uses accessory to a permitted or conditional use.

Outdoor display/storage or sales, subject to the following:

1. The outdoor display/storage or sales area shall be designed to limit its effects on adjacent properties and public right(s)-of-way.

2. The outdoor display/storage or sales area shall be surfaced with concrete or an approved equivalent to control dust.
3. The outdoor display/storage or sales area shall not take up, or interfere with access to, any required parking, loading, maneuvering or pedestrian area.
4. The outdoor display/storage or sales area shall be maintained in a neat and orderly fashion.
5. No public address system shall be audible from a noncommercial or nonindustrial use or district.
6. The outdoor display/storage or sales area shall be clearly identified on the approved site plan for the project, may only be located in either a side or rear yard, and shall not encroach into any required accessory structure setback.
7. Any outdoor display/storage or sales area shall be completely enclosed by screening as follows:
 - a. Any portion of an outdoor display/storage or sales area adjacent to a public right-of-way or nonindustrial use or district shall be screened from eye level view from the public right-of-way or nonindustrial use or district by a one hundred percent (100%) opacity screen to a height equal to the items being screened but not more than thirty five feet (35'). Screening shall be accomplished by buildings, landscaping and berming, natural topography, screening walls or a combination thereof. Any screening wall shall be made of the same materials as the principal building and shall not extend more than seventy feet (70') without a change in architecture to reduce its mass and appearance.
 - b. The portion(s) of outdoor display/storage or sales area(s) adjacent to an industrial use or district shall be required to be screened from eye level view from other industrial uses or districts by at least a fifty percent (50%) opacity screen to a height equal to the items being screened but not more than thirty five feet (35'). Screening shall be accomplished by any of the items listed in subsection 7a of this use or fencing.
8. The outdoor display/storage or sales area is limited to an area equal to thirty percent (30%) of the gross area of the site.
9. The square footage of the outdoor display/storage or sales area(s) (except those areas used for vehicle storage and not considered a required parking area) shall be included in calculation of required off street parking for the use.
10. The perimeter measurement of the outdoor display/storage or sales area shall be included in the calculation of required foundation plantings.
11. Outdoor display/storage or sales related to trailer, construction or agricultural machinery sales or rental shall be subject to those standards identified elsewhere in this title specific to such use.

Outdoor structures. Functioning structures such as conveyor belt systems, cooling towers, storage silos or the like that are accessory and integral to the principal use of the site may be exempt from the requirements of section [11-2-9](#), "Outdoor Storage", of this title, subject to the

following:

1. The applicant shall demonstrate that the outdoor structure or equipment cannot be integrated into a building design.
2. The site and building(s) shall be designed to screen and limit the effects of the outdoor structure or equipment (noise, vibrations, illumination, particulate, or the like) on adjacent properties and public right(s)-of-way.
3. The outdoor structure or equipment shall be located on an approved surface in a remote location that is not adjacent to any public right-of-way or nonindustrial use or district.
4. The aggregate area for outdoor structure or equipment shall be limited to an area equal to fifteen percent (15%) of the gross floor area of the principal building and to a height not to exceed seventy feet (70'). Larger areas or taller structures or equipment may be approved by the City through a conditional use permit.
5. The outdoor structure or equipment shall not take up, encroach upon or interfere with access to, any required yard, parking, loading, maneuvering or pedestrian area.
6. The City may exempt outdoor structure or equipment from the site and building performance standards in subsection G of this section; however all such structures or equipment must be functional and shall be made of high quality long lasting material compatible with both adjacent properties and other buildings in the GI District.

Overnight sleeping facilities for security personnel.

Roof mounted or ground mounted solar energy systems, subject to section [11-2-12](#) of this title.

Up to two (2) fuel storage tanks with a maximum capacity of one thousand one hundred (1,100) gallons each and a thirty foot (30') setback from all properties, on GI properties located west of Akron Avenue. (Ord. B-266, 2-20-2018)

D. Conditional Uses: The following uses are conditional uses in the GI General Industrial District and are subject to the conditional use permit provisions outlined in this title:

Recycling operations, subject to the requirements of section [11-10-5](#) of this title.

Self-service storage facilities, subject to the requirements of the C-3 District in subsection [11-4-13D](#) of this chapter except as follows:

1. All storage shall be maintained in the storage space and there shall be no outdoor storage of any products, equipment or other material within the storage facility site; except that outdoor storage for licensed, operable recreation vehicles shall be permitted provided the amount is not more than ninety percent (90%) of the area occupied by buildings.

Trailer, construction or agricultural machinery sales or rental, subject to the requirements of the C-3 District in subsection [11-4-13D](#) of this chapter.

Truck stops, provided that:

1. Location: Truck stops shall be located east of Blaine Avenue (County Road 71) and within one-fourth ($\frac{1}{4}$) mile or one thousand three hundred twenty feet (1,320') of a principal arterial roadway.
2. Installation Standards: Truck stops shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
3. Sanitary Dump: A sanitary dump shall be required at all truck stops. The sanitary dump must comply with all requirements of the Minnesota Pollution Control Agency (MPCA).
4. Canopy: A protective canopy structure may be located over the pump island(s) as a permitted accessory structure. The canopy shall meet the following performance standards:
 - a. The edge of the canopy shall be seventy feet (70') or more from the front and/or side lot line, provided that adequate visibility both on site and off site is maintained.
 - b. The canopy shall not exceed eighteen feet (18') in height and must provide fourteen feet (14') of clearance to accommodate a semitrailer truck from passing underneath.
 - c. The canopy fascia shall not exceed three feet (3') in vertical height.
 - d. Canopy lighting shall consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the bottom face of the canopy. Total canopy illumination may not exceed one hundred fifteen (115) foot-candles below the canopy at ground level. The fascia of the canopy shall not be illuminated.
 - e. The architectural design, colors, and character of the canopy shall be consistent with the principal building on the site.
 - f. Signage may be allowed on a detached canopy in lieu of wall signage on the principal structure, provided that:
 - (1) The individual canopy sign does not exceed more than twenty percent (20%) of the canopy facade facing a public right-of-way.
 - (2) The canopy fascia shall not be illuminated, except for permitted canopy signage.
 - g. Canopy posts/signposts shall not obstruct traffic or the safe operation of the gas pumps.
5. Pump Islands: Pump islands must be elevated six inches (6") above the traveled surface of the site. Pump islands must be set at least seventy feet (70') back from any property line. Setback between pump island curb face shall be sufficient for the servicing and maneuvering of semitrucks with trailers.

6. Dust Control And Drainage: The entire site other than taken up by a building, structure, or plantings shall be surfaced with asphalt, concrete, cobblestone or paving brick. Plans for surfacing and drainage shall be subject to approval of the city engineer. Drainage from all fueling areas shall be directed to an oil/grit separator. Minimum design standards for the oil/grit separator shall include the following:

- a. A minimum of four hundred (400) cubic feet of permanent pool storage capacity per acre of drainage area.
- b. A minimum pool depth of four feet (4').
- c. A minimum oil containment capacity of eight hundred (800) gallons.
- d. Minimum maintenance/inspection of two (2) times per year and/or after measurable spill events. A measurable spill shall be defined by the Minnesota pollution control agency (MPCA). A measurable spill must be reported to the MPCA.

7. Access And Circulation: Vehicular access points shall create a minimum of conflict with through traffic movement. The site design must accommodate adequate turning radius and vertical clearance for a semitrailer truck. A site plan must be provided to illustrate adequate turning radius, using appropriate engineering templates.

8. Parking:

- a. Parking for motor fuel service shall be in addition to that required for other uses on the site.
- b. Parking spaces shall be determined on an individual basis by the city council. Factors to be considered in such determination shall include (without limitation) size of building, type of use, number of employees, expected volume and turnover of customer traffic and expected frequency and number of delivery or service vehicles.
- c. Parking stalls for trucks and trailers shall be a minimum of twelve feet (12') wide and seventy feet (70') long, exclusive of drive aisles.

9. Pedestrian Traffic:

- a. An internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked cars or moving vehicles.

10. Noise: Public address system shall not be audible at any property line. Play of music or advertisement from the public address system is prohibited.

11. Outside Storage, Sales And Service: No outside storage or sales shall be allowed, except as follows:

- a. Public phones may be located on site as long as they do not interrupt on site traffic circulation, and may not be located in a yard abutting residentially zoned property.

b. Propane sales limited to twenty (20) pound capacity tanks may be located outside as long as the propane tanks are secured in a locker and meet all state uniform building and fire codes.

c. A compressed air service area may be located on site as long as it does not interrupt on site traffic circulation.

12. Signs: A comprehensive sign plan must be submitted as part of a conditional use permit application. All signing and informational or visual communication devices shall be minimized and shall be in compliance with [chapter 8](#) of this title.

Wholesale landscape and horticultural services, subject to:

1. A principal structure must be built on the site.
2. Landscape and horticultural services are subject to the requirements of subsection C of this section for outdoor display/storage or sales.

Wholesale lumber and construction materials businesses, subject to:

1. A principal structure must be built on site.
2. Lumber and construction material businesses are subject to the requirements of subsection C of this section for outdoor display/storage or sales.

Other uses similar to those in this district as determined by the board of appeals and adjustments, subject to issuance of a conditional use permit. (Ord. B-174, 10-17-2006; amd. Ord. B-248, 7-21-2015)

E. Interim Uses: The following uses are interim uses in the GI general industrial district and are subject to the interim use permit provisions outlined in this title:

Asphalt plant, cement and concrete production and related processing of stockpile materials, subject to the following:

1. The asphalt, cement, or concrete plant and all equipment and materials associated with it shall be located a minimum of six hundred feet (600') from any nongeneral industrial district land, and two thousand six hundred feet (2,600') from any residential or public district.
2. The plant and all equipment and materials associated with it shall be set back a minimum of seventy five feet (75') from any property boundary line and screened by natural features including changes in elevation and vegetation. Year round one hundred percent (100%) opaque screening with earthen berms and landscaping shall be required from ground level to the first thirty percent (30%) of the overall height and fifty percent (50%) opaque to fifty percent (50%) of the overall height of the plant as viewed from eye level from surrounding

right of way or roadways.

3. Asphalt plant, cement and concrete production may be exempt from conformance with the following standards of the zoning ordinance at the discretion of the city council:

- a. Supplementary regulations subsection [11-5-2A](#), "Building Type And Construction", of this title.
- b. Subsection [11-6-1L](#), "Off Street Parking Design And Construction Standards", of this title.
- c. Section [11-6-3](#), "Landscaping Requirements", of this title.
- d. Subsection G, "Site And Building Standards", of this section.
- e. Subsection F9b, "Minimum Building Size", of this section.

4. Traffic generated by these uses shall utilize haul routes approved by the city and other agencies as required. The plant owner shall be responsible for road improvements and easements needed for ingress and egress subject to approval by the city, as well as the county highway department or the Minnesota department of transportation as required.

5. Traffic generated by these uses shall enter onto streets consistent with city access and design standards. The owner of these uses shall be responsible for all costs associated with road improvements required to serve the use.

6. Stockpiles associated with these uses shall be limited to a height of fifty feet (50').

7. No smoke or particulate matter shall be discharged that is darker than no. 1 classification of the Ringelmann smoke chart furnished by the U.S. bureau of mines, or twenty percent (20%) opacity as determined by the MPCA. Further, emissions shall conform to standards set by EPA and MPCA.

8. These uses shall operate so as not to discharge onto the soils of the lot, across the boundaries of the lot or through percolation into the subsoil of the lot or beyond the boundary of the lot where such use is located, toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare; or, cause injury or damage to property or business.

9. These uses shall operate in a way so as to prevent the emission of odorous matter of such quality as to be readily detectable beyond the lot line of the site on which such use is located.

10. These uses shall comply with the applicable operating, special requirements and bonding for restoration standards for mineral extraction specified in section [11-10-4](#) of this title.

Commercial outdoor recreation, subject to the following:

1. Commercial outdoor recreation uses may be exempt from conformance with the following standards of the zoning ordinance at the discretion of the city council:

- a. Supplementary regulations subsection [11-5-2A](#), "Building Type And Construction", of this title.
- b. Subsection [11-6-1L](#), "Off Street Parking Design And Construction Standards", of this title.
- c. Section [11-6-3](#), "Landscaping Requirements", of this title.
- d. Subsection G, "Site And Building Standards", of this section.
- e. Subsection F9b, "Minimum Building Size", of this section.

Community solar gardens or solar farms on properties outside the metropolitan urban service area (MUSA), subject to section [11-2-12](#) of this title.

Spent bauxite disposal facilities as an accessory use only.

Temporary buildings accessory to an approved construction project, subject to:

1. Execution of an interim use permit agreement specifying the expiration of the IUP and removal of the temporary building(s).
2. Temporary buildings are subject to the interim use permit standards, findings and conditions specified in section [11-10-8](#) of this title.
3. Temporary buildings may be exempt from conformance with the following standards of the zoning ordinance at the discretion of the city council:
 - a. Supplementary regulations subsection [11-5-2A](#), "Building Type And Construction", of this title.
 - b. Subsection [11-6-1L](#), "Off Street Parking Design And Construction Standards", of this title.
 - c. Section [11-6-3](#), "Landscaping Requirements", of this title.
 - d. Subsection G, "Site And Building Standards", of this section.
 - e. Subsection F9b, "Minimum Building Size", of this section.
4. Temporary buildings shall conform to all other general industrial district standards specified within this title, and be set back a minimum of five hundred feet (500') from adjoining public right of way or visually screened from public right of way, public/institutional or residential districts or uses. If the building is not appropriately screened, the city may require additional landscaping or enhanced treatment of the temporary structure.
5. Temporary buildings are subject to building code permits and requirements.
6. Temporary buildings are subject to fire code permits and requirements.
7. The site must accommodate adequate parking for the intended use.

8. Site grading and drainage must comply with city ordinances and engineering guidelines. The city council may, at its discretion waive some of the requirements if alternative solutions are acceptable.

Other uses similar to those in this district as determined by the board of appeals and adjustments, subject to issuance of an interim use permit. (Ord. B-174, 10-17-2006; amd. Ord. B-231, 3-4-2014)

F. Lot And Building Requirements:

1. Minimum Lot Area: Five (5) acres.
2. Minimum Lot Width: n/a.
3. Maximum Lot Coverage: Seventy percent (70%).
4. Minimum District Size: Ten (10) acres.
5. Minimum Front Yard Setback:
 - a. Principal structure: Seventy five feet (75').
 - b. Accessory structure: Seventy five feet (75').
6. Minimum Side Yard Setback:
 - a. Principal structure: Fifty feet (50').
 - b. Accessory structure: Fifty feet (50').
7. Minimum Rear Yard Setback:
 - a. Principal structure: Fifty feet (50').
 - b. Accessory structure: Fifty feet (50').
8. Parking Setback:
 - a. Minimum front yard setback: Forty feet (40').
 - b. Minimum side yard setback: Twenty five feet (25').
 - c. Minimum rear yard setback: Fifty feet (50').
9. Building Size:
 - a. Maximum building height (principal or accessory): Seventy five feet (75').
 - b. Minimum building size: Ten percent (10%) of subject property, excluding protective wetlands.
10. Buffer Yard And Setback Increases: When a permitted, accessory, interim, or conditional use abuts any of the items listed in the table below, the applicable setback increases shall apply:

Item	Increased Minimum Setback	
	Parking And Circulation	Structure
Any noncommercial or nonindustrial use or district	30 feet or 2 times building height ¹	30 feet or 2 times building height ¹
Railroad	10 feet	30 feet

Note:

1. Residential Uses/Districts: A buffer yard equal to 30 feet or 2 times the height of the building, whichever is greater, shall be required along any side or rear property line abutting any noncommercial or nonindustrial use or district. This area shall contain landscaping and berming to provide a 90 percent opacity screen to a height of at least 6 feet and shall not contain any structures, parking, off street loading or storage. Should landscaping and berming be found ineffective by the city, the city council may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than 35 feet without a change in architecture to reduce their mass and appearance.

G. Site And Building Standards: To prevent urban blight and ensure quality long lasting construction compatible with both adjacent properties and those throughout the district, all sites and buildings shall comply with the following standards, as well as applicable sections of this title:

1. Architectural Appearance: While variation in materials and colors that support the general theme may be allowed, nonearth tone materials shall be limited to architectural accents. The color of the nonbrick or stone portion of the building shall match the predominant brick or stone color portion.

a. Entry Features: Building entrances facing a public right of way shall be accented by visually pleasing entry features. This feature shall extend a minimum three hundred (300) square feet around a single entrance. Should the building have more than one entrance facing a public right of way, this feature shall extend a minimum one hundred fifty (150) square feet around each individual entrance.

b. Corner Architectural Elements: Corner architectural elements are encouraged to define the edges of a building.

2. Building Massing: Facades facing a public right of way or residential use or district shall be articulated to reduce their mass and scale and provide visual interest consistent with Rosemount's identity, character, and scale. Large uninterrupted building walls or elevations are prohibited. Any wall facing a public right of way or residential uses or district more than one hundred feet (100') in length shall be divided into increments of no more than fifty feet (50') through the articulation of the facade. This shall be achieved through combinations of the following techniques:

a. Divisions or breaks in the materials.

b. Arcades, entry features, window bays, or the like.

c. Variations in rooflines or slope plane.

d. Variation in building plane or setback.

e. Equivalent techniques approved by the city.

3. Permitted Materials: Any exterior wall surface facing a public right of way or residential uses or district shall be constructed of a combination of glass, brick, natural stone, specialty integral colored concrete block (including textured, burnished, and rock faced block), tile (masonry, stone or clay), architectural textured concrete panels cast in place, precast concrete panels or better. All other wall surfaces shall be constructed of at least forty percent (40%) of these materials. The remaining sixty percent (60%) of these exterior wall surfaces may be finished steel or aluminum. Unadorned materials are prohibited.
4. Pedestrian Circulation: Appropriate provisions shall be made to protect pedestrian areas from encroachments by parked or moving vehicles. Clear and well lighted walkways shall extend throughout the site and parking area(s) connecting building entrances to adjacent public sidewalks and any parking facilities located on the site.
 - a. A walkway at least six feet (6') wide shall extend along any facade featuring a building entrance and any facade abutting a required parking area.
 - b. A continuous and permanent concrete curb not less than six inches (6") above grade shall separate internal sidewalks from parking, loading, stacking and maneuvering areas.
 - c. Concrete sidewalks, five feet (5') in width, shall be provided along any collector or arterial street.
5. Lighting: Lighting shall be consistent in character throughout the entire property site, in both design and bulb type.
 - a. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.
 - b. Light shall be directed toward the ground. Externally lit signs, display, building and aesthetic lighting must be lit from the top and shine downward. Lighting must be shielded to prevent direct glare.
 - c. The level of lighting shall not exceed 0.5 lumen at any residential property line or 1.0 lumen at any nonresidential property line.
 - d. The maximum height for exterior lighting shall be thirty feet (30'). The maximum height for exterior lighting within one hundred feet (100') of a residential use or district shall be twenty feet (20').
 - e. All nonessential lighting will be required to be turned off after business hours, leaving only the necessary lighting for site security.
6. Parking And Loading Areas: To reduce the impact of large expanses of paved surfaces, provide screening, and supply adequate room for snow storage, all parking areas (including driveways and drive aisles) adjacent to a public right of way or residential uses or districts shall be screened and landscaped. Trees, shrubs, flowers and ground cover needed in these areas shall be in addition to the minimum number of the same required by this title. These screening standards shall also apply to loading areas with the additional requirement that no loading area may face a public right of way or nonindustrial use or district.
 - a. Screening: Landscaping and berming shall be the primary source for screening parking and loading areas. Should landscaping and berming be found ineffective by the city, the city council may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend

more than seventy feet (70') without a change in architecture to reduce their mass and appearance. Parking area screening shall provide a minimum fifty percent (50%) opacity screen to a height of at least four feet (4'). Loading area screening shall provide a minimum ninety percent (90%) opacity screen to a height of at least eighteen feet (18').

b. Landscaping: A minimum of five percent (5%) of the parking area shall be landscaped. This landscaping shall be located on islands, peninsulas or the like within the perimeter of the parking area.

(1) The islands or peninsulas shall be a minimum eight and one-half feet (8.5') wide and extend the length of the adjacent parking stall(s). These dimensions may be altered to provide sufficient area for the proposed landscaping to mature.

(2) To ensure this landscaping is properly dispersed, a minimum of one island, peninsula or the like shall be located within each six thousand (6,000) square feet of vehicular use area.

(3) A minimum of one tree shall be required for each two hundred fifty (250) square feet or fraction thereof, of required landscape area. Deciduous trees shall have a clear trunk of at least five feet (5') above the ground and a caliper of at least two and one-half inches (2.5"). Coniferous trees shall be at least four feet (4') in height. The remaining area shall be landscaped with shrubs or ground cover (not to include rocks or gravel except as a mulch around shrubs and ground cover) not to exceed two feet (2') in height.

7. Landscaping: All areas of land other than those occupied by building or hard cover shall be landscaped with a combination of sod and plantings. Rock or mulch may only be used as an accent material around sod or plantings. Trees, shrubs, flowers and ground cover needed in these areas shall be in addition to the minimum number of trees and foundation plantings required by this title. All landscaped areas shall be irrigated. Portions of the site may be exempt from these requirements with planning commission approval where future development or expansion is planned within a reasonable period of time. These areas shall either be graded and seeded with prairie or maintained grass in accordance with the city of Rosemount grading requirements or remain as undisturbed natural areas containing existing viable natural vegetation that can be maintained free of foreign and noxious plant material and will not produce soil erosion due to potential increases in storm water runoff.

8. Trash Handling: All trash, recycling and related handling equipment shall be stored in a manner consistent with the standards outlined in section [5-1-3](#) of this code.

9. Signage: Only wall and freestanding ground monument signs shall be permitted in the district in accordance with the city of Rosemount's sign regulations and these additional standards as follows:

a. Freestanding Ground Monument Signs: A freestanding ground monument sign shall be designed with a base structure of the same exterior decorative materials as the principal structure on the site; and that extends from the sign copy area fully to the ground, except for architectural relief treatments. All freestanding ground monument signs, if illuminated, shall be only indirect with the light source fully diffused. These signs shall be appropriately landscaped and subject to the same requirements for all landscaping on the property.

b. Wall Signs: Wall signs shall consist of permanent high quality materials with finished edges. No wood signs shall be permitted. Where more than one wall sign is requested per building frontage (i.e., a multi-tenant center), a uniform sign criteria shall be prescribed by the building owner, subject to review and approval by the city council. The sign criteria shall, among other things, describe the uniform type of sign to be allowed, limitations of placement on the building, the method of fastening, and the procedure for tenant sign approval.

10. Underground Electrical Services: No building or structure located in the district shall be served other than by underground electric, telephone and cable distribution facilities. Poles, wires or other aboveground distribution facilities may only be temporarily installed during site construction or repair of the underground system. No changes in the grade or contours of land above or adjacent to these facilities, once installed, shall be made without the approved written consent of the City Engineer and the utility company providing such services. (Ord. B-174, 10-17-2006)