

Chapter 86

I-1, LIGHT INDUSTRIAL DISTRICT

11-86-1: PURPOSE:

The purpose of the I-1 district is to provide for the establishment of warehousing and light industrial development. The overall character of the I-1 district is intended to have an office/warehouse character, thus industrial uses allowed in this district shall be limited to those which can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses. (Ord. 867, sec. 114, 5-17-2010)

11-86-3: PERMITTED USES:

In addition to other uses specifically identified elsewhere in this title, the following are permitted uses in an I-1 district:

A. Automobile repair, minor.

B. Building materials sales.

C. Cartage and express facilities.

D. Commercial printing establishments.

E. Compounding, assembly, packaging, treatment, or storage of products and materials except waste.

F. Governmental and public utility buildings and structures; city of Lakeville only.

G. Laboratories, research and development facilities.

H. Manufacturing.

I. Office, general.

J. Outdoor civic events conducted by nonprofit organizations, each such outdoor event being limited to fourteen (14) days in any calendar year.

K. Radio and television stations.

L. Servicing of motor freight vehicles and heavy construction equipment; directly related accessory materials and parts sales for such repair and servicing (not including new or used vehicle sales); and accessory materials and parts warehousing which is related to and dependent upon such uses, provided that:

1. All servicing of vehicles and equipment shall occur entirely within the principal structure;
2. To the extent required by state law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulate matter;
3. Storage and use of all flammable materials, including liquids and rags, shall conform with applicable provisions of the Minnesota uniform fire code;
4. Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the city engineer and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semitrailer/tractor trucks;
5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building; and
6. The sale of products other than those specifically mentioned in this subsection L shall be subject to a separate conditional use permit and shall be in compliance with section [11-86-7](#) of this chapter.

M. Sexually oriented uses, principal.

N. Trade schools.

O. Transportation terminals.

P. Warehousing, including self-storage facilities.

Q. Wholesale businesses. (Ord. 867, sec. 114, 5-17-2010)

R. Data centers. (Ord. 917, 2-18-2014)

S. Breweries and small breweries.

T. Distilleries and microdistilleries. (Ord. 924, 7-7-2014)

11-86-5: PERMITTED ACCESSORY USES:

In addition to other uses specifically identified elsewhere in this title, the following are permitted accessory uses in an I-1 district:

- A. Buildings and structures for a use accessory to the principal use but such use shall not exceed thirty percent (30%) of the gross floor space of the principal use. (Ord. 867, sec. 114, 5-17-2010)
- B. Community gardens as regulated by section [11-18-15](#) of this title. (Ord. 958, 3-21-2016)
- C. Fences as regulated by chapter 21 of this title.
- D. Ground source heat pump systems as regulated by chapter 29 of this title.

- E. Off street loading as regulated by chapter 20 of this title.
- F. Off street parking as regulated by [chapter 19](#) of this title, including semitrailer trucks.
- G. Outdoor storage and parking of land/sea containers and semi-tractor trailers as regulated by chapter 22 of this title.
- H. Satellite TVROs less than two meters (2 m) in diameter as regulated by chapter 30 of this title.
- I. Secondary or accessory use antennas and satellite TVROs, as regulated by chapter 30 of this title.
- J. Sexually oriented uses, accessory.
- K. Signs as regulated by chapter 23 of this title.
- L. Solar energy systems as regulated by chapter 29 of this title. (Ord. 867, sec. 114, 5-17-2010; amd. Ord. 958, 3-21-2016)

11-86-7: CONDITIONAL USES:

In addition to other uses specifically identified elsewhere in this title, the following are conditional uses in an I-1 district and require a conditional use permit based upon procedures set forth in and regulated by [chapter 4](#) of this title. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in subsection [11-4-3E](#) and section [11-4-7](#) of this title.

- A. Accessory, enclosed retail, rental or service activity other than that allowed as a permitted use or conditional use within this title, provided that:

1. Such use is allowed as a permitted use in a C-1 district.
2. Such use does not constitute more than thirty percent (30%) of the lot area and not more than fifty percent (50%) of the gross floor area of the principal use.

B. Animal kennels, provided that:

1. The animal kennel shall be located in a freestanding building.
2. An exercise area at least one hundred (100) square feet in size shall be provided to accommodate the periodic exercising of animals boarded at the kennel.
3. If an outdoor exercise area is provided, it shall be at least one hundred fifty (150) square feet in size and shall be restricted to the exercising of one animal, on leash, under the control of a handler, in the pet exercise area, at a time.
4. Outdoor exercise areas shall be fenced, not less than six feet (6') in height with an additional at least two foot (2') security arm with an internal orientation set at a thirty degree (30°) angle, and shall be of sufficient strength to retain kenneled animals. Said fence shall be located in a side or rear yard and shall provide a complete visual screen from surrounding properties in compliance with section [11-21-9](#) of this title. Said fence shall be set back at least one hundred feet (100') from any side or rear property line.
5. Outdoor exercise areas must be cleaned at least once a day to prevent the accumulation of animal wastes and the spread of disease.
6. A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between sixty (60) and seventy five degrees Fahrenheit (75°F).
7. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.
8. Indoor animal kennel floors and walls shall be made of nonporous materials or sealed concrete to make it nonporous.
9. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.
10. The appropriate license is obtained from the city clerk and the conditions of section [5-1-12](#) of this code are met.
11. All state health department and Minnesota pollution control agency requirements for such facilities are met.

C. Automobile repair, major provided that:

1. All building materials and construction including those of accessory structures must be in conformance with section [11-17-9](#) of this title.
2. Not less than twenty five percent (25%) of the lot, parcel or tract of land shall remain as landscaped green area according to the approved landscape plan.
3. The entire area other than occupied by buildings or structures or planting shall be surfaced with bituminous material or concrete which will control dust and drainage. The entire area shall have a perimeter curb barrier, a stormwater drainage system and is subject to the approval of the city engineer.
4. The hours of operation shall be between seven o'clock (7:00) A.M. and six o'clock (6:00) P.M. Evening hours of operation shall be subject to the approval of the city council.
5. 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 so that the use shall be in compliance with the state of Minnesota pollution control standards, Minnesota regulation APC 1-15, as amended.
6. The emission of odor by a use shall be in compliance with and regulated by the state of Minnesota pollution control standards, Minnesota regulation APC 7011, as amended.
7. All flammable materials, including liquids and rags, shall conform with the applicable provisions of the Minnesota uniform fire code.
8. All outside storage is prohibited. The storage of damaged vehicles, vehicles being repaired and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
9. All conditions pertaining to a specific site are subject to change when the council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served by modifying the conditions.

D. Commercial recreation facilities, provided that:

1. The architectural appearance and function plan of the building and the site shall be designed with a high standard of architectural and aesthetic compatibility with surrounding properties. Building materials, orientation, colors, height, roof design, lighting, signage and site landscaping shall be designed to complement the surrounding industrial properties and demonstrate potential industrial reuse. All sides of the principal and accessory structures are to have essentially the same or a coordinated, harmonious exterior finish treatment.
2. A commercial recreational use shall not be located within a shared tenancy building containing a use classified as an "H" occupancy as defined by Minnesota state building code, as may be amended.

3. In multiple-occupancy buildings, a material safety data sheet (MSDS) shall be required identifying all materials stored or used in the operation of the tenant businesses. Any change in building tenants shall require that the MSDS be updated and provided to all other tenants in the multi-tenant building.
 4. A commercial recreational use in a shared tenancy building shall have its own exterior entrance and exit.
 5. The site must be accessed via a collector street. Vehicular access points shall create a minimum of conflict with through traffic movement, shall comply with [chapter 19](#) of this title and shall be subject to the approval of the city engineer. (Ord. 867, sec. 114, 5-17-2010)
- E. Daycare facilities as a principal use provided that the use complies with the provisions of chapter 31 of this title. (Ord. 897, 12-3-2012)
- F. Essential services involving transmission pipelines and transmission or substation lines in excess of thirty three (33) kV and up to one hundred (100) kV, as regulated by chapter 26 of this title.
- G. Governmental and public utility buildings and structures; other than city of Lakeville.
- H. Multiple principal buildings on one lot of record, provided that:
1. Lot Requirements: The lot shall conform to the minimum lot area, lot width, and setback requirements of section [11-86-13](#) of this chapter.
 2. Setbacks: Setbacks between multiple principal buildings within the same base lot shall be a minimum of twenty feet (20').
 3. Common Areas: All common areas including, but not limited to, open space, wetlands, greenways, stormwater basins, driveways, parking areas, sidewalks, etc., shall be maintained in one of the following ways:
 - a. All of the property including buildings and common areas shall be owned by a single entity.
 - b. Condominium ownership pursuant to Minnesota statutes 515A.1-106.
 - c. The property shall be divided into a base lot and unit lots to allow for individual ownership of the principal buildings or individual tenant spaces within the principal building, with each owner of a unit lot having an equal and undivided interest in the common area, subject to the following requirements:
 - (1) The tenant space related to each unit lot shall have an exclusive exterior entrance.

(2) A management association shall be established for all commercial developments with multiple principal buildings subdivided in a base lot/unit lot configuration that is to be responsible for all exterior building maintenance, approval of any exterior architectural modifications, landscaping, snow clearing and regular maintenance of driveways and parking areas, subject to review and approval of the city attorney.

4. Utilities:

a. Underground Or Exterior Service: All utilities including telephone, electricity, gas, and telecable shall be installed underground. Exterior utility meters and fixtures shall be located in interior side or rear yards when possible and shall be screened from view of adjacent properties and the public right of way.

b. Public Utility Service: Separate public utility services shall be provided to each unit unless exempted by the city engineer.

(1) Water connection: A shutoff valve for each individual unit shall be provided.

(2) Sewer connection: Where more than one unit is served by a sanitary sewer service, all maintenance and cleaning shall be the responsibility of the maintenance association or owners.

I. Personal wireless service antennas not located on an existing structure or tower as regulated by chapter 30 of this title.

J. Satellite TVROs greater than two meters (2 m) in diameter as regulated by chapter 30 of this title.

K. Truck/car washes (automatic mechanical drive-through only) as an accessory use associated with a truck stop, provided:

1. The accessory car/truck wash must be on the same parcel of record as the truck stop.

2. Magazine or stacking space is constructed to accommodate six (6) vehicles per wash stall and shall be subject to the approval of the city engineer.

3. Magazine or stacking space must not interfere with on site circulation patterns or required on site parking or loading areas.

4. Parking or car/truck magazine storage space shall be screened from view of abutting residential districts in compliance with section [11-21-9](#) of this title.

5. The location and operation of vacuum machines must not interfere with magazines or stacking areas, on site circulation or on site parking and loading areas.

6. Provisions are made to control and reduce noise and special precautions shall be taken to limit the effects of noise associated with vacuum machines. Additionally, the garage doors must remain closed during the operation of the car/truck wash.
7. Untreated water from the car/truck wash shall not be discharged into the storm sewer. If the water is to be pretreated and discharged into the storm sewer, the pretreatment plans shall be subject to review and approval of the city engineer and building official.
8. All of the provisions as outlined in section [11-37-7](#) of this title must be satisfied.

L. Truck stops, as regulated by chapter 37 of this title. (Ord. 867, sec. 114, 5-17-2010)

M. Taprooms accessory to a brewery or small brewery.

N. Tasting rooms accessory to a distillery or microdistillery. (Ord. 924, 7-7-2014)

11-86-9: INTERIM USES:

In addition to other uses specifically identified elsewhere in this title, and subject to applicable provisions of this title, the following are interim uses in the I-1 district and are governed by [chapter 5](#) of this title:

- A. Commercial and public radio and television transmitting antennas, public safety communication antennas, and public utility microwave antennas as regulated by chapter 30 of this title.
- B. Outdoor service, sale and rental as an accessory use, provided that:
 1. Outside services, sales and equipment rental connected with the principal use is limited to thirty percent (30%) of the gross floor area of the principal use.
 2. Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with section [11-21-9](#) of this title.
 3. Sales area is surfaced with asphalt, concrete or pavers to control dust.
 4. The use does not take up parking space as required for conformity to this title.

5. The interim use permit shall terminate upon a change of occupancy or other date as determined by the city council in accordance with section [11-5-7](#) of this title.

C. Outdoor storage as a principal use, provided that:

1. The storage area is fenced and screened from view of neighboring residential uses, abutting residential districts and the public right of way in compliance with section [11-21-9](#) of this title.
2. The storage area is surfaced with asphalt, concrete or pavers to control dust.
3. The storage area does not take up parking space as required for conformity to [chapter 19](#) of this title.
4. The storage does not include any waste, except as provided in section [11-18-11](#) of this title.
5. The interim use permit shall terminate upon a change of occupancy or other date as determined by the city council in accordance with section [11-5-7](#) of this title.

D. WECS that exceed the height limit of this district, as regulated by chapter 29 of this title. (Ord. 867, sec. 114, 5-17-2010)

11-86-11: USES BY ADMINISTRATIVE PERMIT:

In addition to other uses specifically identified elsewhere in this title, and subject to applicable provisions of this section, performance standards established by this chapter, and processing requirements of [chapter 8](#) of this title, the following are uses allowed in an I-1 district by administrative permit:

- A. Essential services, except transmission pipelines and transmission or substation lines in excess of thirty three (33) kV and up to one hundred (100) kV, as regulated by chapter 26 of this title.
- B. Outside, aboveground storage facilities for fuels used for heating purposes, or for motor fuel dispensing purposes related to the approved principal use, but not for sale. Such facilities shall be limited to liquefied petroleum and propane gas used for standby heating and to equipment used for dispensing such gaseous fuels to vehicles and containers which are used in conjunction with the allowed principal use. The location and design of such facilities for new developments shall be included with the site plan submitted for review and approved as required by this title. The location and design of such facilities for existing developments in all cases shall be subject to the approval of the zoning administrator and the following criteria:

1. The design, construction, and location of the equipment must comply with state and city codes including appropriate National Fire Protection Association specifications, Minnesota uniform fire code requirements, and manufacturer's specifications.
 2. An accurate site plan for the development based upon a certified survey, shall be submitted showing to scale the location of the storage equipment, including any fencing and landscaping relating to the safety and screening of the equipment.
 3. Solid wall enclosures should not be used to assure that fire hose streams can be directed onto the storage equipment with minimal obstruction.
 4. Equipment must be located so as not to obstruct approved parking spaces, driving aisles, fire lanes, utility easements, or required building ingress or egress points.
 5. No signage shall be permitted, other than required safety information, product identification, product hazards, and operation instructions. For the purpose of this chapter, "signage" includes words, graphics, logos, and symbols.
- C. Personal wireless service antennas including temporary mobile towers, as regulated by chapter 30 of this title.
- D. Sales, rental or display (indoor and outdoor) as an accessory use in association with an allowed principal use provided that:
1. The area so occupied shall not exceed ten percent (10%) of the principal building.
 2. No storage or display of merchandise shall be permitted in required rear, side or front yards and shall be limited to the area of the customer entrances.
 3. The outdoor sales, rental or display area shall be included in the calculations for parking spaces required for the use and shall not occupy space required for parking as stipulated by [chapter 19](#) of this title, except as may be exempted for cause by the zoning administrator.
- E. Temporary structures as regulated by chapter 28 of this title.
- F. WECS that comply with the height limit of this district, as regulated by chapter 29 of this title. (Ord. 867, sec. 114, 5-17-2010)
- G. Construction of solid wall or privacy fence within a required front yard or required side yard of a corner lot abutting a public right of way as provided for in subsection [11-21-5H1b](#) of this title. (Ord. 888, 2-21-2012)

H. Daycare facilities as an accessory use provided that the use complies with the provisions of chapter 31 of this title. (Ord. 897, 12-3-2012)

11-86-13: 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 title:

Lot area		30,000 square feet
Lot width		100 feet
Setbacks:		
Front yards		40 feet
Rear yards		30 feet, or 50 feet on the yard abutting residential zoned property
Side yards		10 feet on any one side, or 30 feet on the side yard abutting a street. Side yards abutting residential zoned property, not less than 50 feet on the side yard abutting the residential zoned property

(Ord. 888, 2-21-2012)

11-86-15: BUILDING HEIGHT:

Except as provided for by section [11-17-7](#) of this title or other requirements, exceptions and modifications set forth in this title, no structure within the I-1 district shall exceed the following height: (Ord. 867, sec. 114, 5-17-2010)

A. Principal buildings: Four (4) stories or forty five feet (45'), whichever is less. (Ord. 888, 2-21-2012)

B. Accessory buildings: As regulated by subsection [11-18-9C](#) of this title. (Ord. 867, sec. 114, 5-17-2010)

