

REDWOOD COUNTY ZONING ORDINANCE  
SECTION 11  
“I-1” INDUSTRY DISTRICT

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## **SECTION 11 “I-1” INDUSTRY DISTRICT**

### **SUBDIVISION 1. PURPOSE**

The “I-1” INDUSTRY DISTRICT is intended to provided a district for a broad range of industrial activities. Because of their potential adverse effects on other county land uses, these industrial developments should be located in areas capable of providing adequate utilities and transportation facilities and standards should be applied to control noise, odor, dust, smoke, glare or other hazards.

### **SUBDIVISION 2. PERMITTED USES**

The following uses shall be permitted within the “I-1” INDUSTRY DISTRICT:

1. Any light manufacturing operation producing; food and related or like products; apparel and other finished products made from fabric and similar materials; furniture and fixtures; paper products; printing and publishing; electrical and electronic machinery, equipment and supplies; measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches, clocks and jewelry; or wood and wood products.
2. Any wholesaling, warehousing and terminal operations including those with the outdoor storage of materials such as: construction materials, lumber, machinery and equipment.
3. Any research, development or testing laboratory.
4. Any contractor’s office or storage yard.
5. Any transportation terminals including air, rail and truck terminals, public garages and equipment yards.
6. Any grain elevators, feed, fertilizer, and chemical plants.
7. Bulk fuel and anhydrous ammonia storage.

### **SUBDIVISION 3. CONDITIONAL USES**

The following uses may be allowed in the “I-1” INDUSTRY DISTRICT subject to obtaining a Conditional Use Permit in accordance with the provisions of Section 25 of this Ordinance.

**Effective after 12:01 a.m. November 13, 2002.**

1. Any airports and commercial heliports, including aircraft landing fields, runways, flight and flying schools, together with hangers, terminal buildings, and other auxiliary facilities.
2. Any air, railroad, and water freight terminals, railroad switching and classification yards, repair shops and roundhouses.
3. Any essential service line as regulated in Section 18 of this Ordinance.
4. Any essential service structure as regulated in Section 18 of this Ordinance.
5. Extraction processing or storage of sand, gravel, stone or other minerals subject to the provisions set forth in Section 16, Subdivision 5.
6. Any heliport.
7. Any junk yard, salvage yard, or recycling facility.
8. Any heavy manufacturing operation producing: chemicals and allied products; petroleum products; rubber and plastic products; leather and leather products; stone, clay, glass and concrete products; products of primary metal industries; fabricated metal products; machinery; and transportation equipment.
9. Any industrial activity not elsewhere classified.
10. Any outside storage of material for an industrial processing plant.

A proposed use not listed as a Permitted or Conditional Use shall be deemed non-permitted. Any party seeking a non-permitted use shall file a request for a conditional use permit with the Redwood County Zoning Administrator.

**SUBDIVISION 4. ACCESSORY USES**

The following uses shall be permitted accessory uses within the “I-1” INDUSTRY DISTRICT.

1. Any accessory building or use in association with any permitted or conditional use, provided such accessory building or use shall be located on the same property.
2. No accessory building shall project beyond the required setback for any front, side or rear yard.

**SUBDIVISION 5. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS**

Every lot in an “I-1” INDUSTRY DISTRICT on which any permitted or conditionally permitted use is erected shall meet the following minimum standards.

1. Lot Size and Width.
  - A. No minimum lot size is required; however, the lot size shall be adequate to meet the setback, yard and other requirements of this Ordinance.
  - B. Every lot shall have a width of not less than one hundred (100) feet abutting a public right-of-way.
2. Yard Requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
  - A. Front Yard.
    - (1.) There shall be a minimum front yard setback of sixty-seven (67) from the right-of-way of any public road.
    - (2.) There shall be a minimum front yard of one hundred (100) feet provided from the right-of-way line of all four-lane highways.
    - (3.) In the event any building is located on a lot at the intersection of two (2) or more roads or highways, such lot shall have a front yard abutting each such road or highway.
  - B. Side Yard. Every building shall have two (2) side yards. Each side yard shall have a width of not less than fifteen (15) feet; except that no building shall be located within thirty (30) feet of any Residential or Agricultural District.
  - C. Rear Yard. There shall be a minimum rear yard of forty (40) feet.
3. Lot Coverage. Buildings shall occupy not more than fifty (50) percent of the lot area.
4. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements.
  - A. All buildings shall not exceed thirty-five (35) feet in height.
  - B. Agricultural buildings shall be exempt from the height requirements.

Effective after 12:01 a.m. November 13, 2002.

5. Judicial and County Ditches.
  - A. There shall be a minimum setback of one hundred (100) feet from the top edge of any Judicial or County drainage ditch. Said setback requirement shall apply to erection of and maintenance of all structures, buildings and the like.
  - B. There shall be a minimum setback of seventy-five (75) feet from any trees.
6. Judicial and County Tile Lines.
  - A. There shall be a minimum setback of one hundred (100) feet from any Judicial or County tile lines. The said setback requirement shall apply to erection of and maintenance of all structures, buildings and the like.
  - B. There shall be a minimum setback of seventy-five (75) feet from any trees. This shall take place on the effective adoption date of this revised Ordinance.
7. Exceptions. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in the Section 16, Subdivision 10 of the General Regulations.

#### SUBDIVISION 6. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the “I-1” INDUSTRY DISTRICT are set forth in Section 16 of this Ordinance.