

ORDINANCE 80 - ZONING ORDINANCE

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Section 80.23 M-2 INDUSTRIAL, COMMERCIAL & BUSINESS DISTRICT

The intent of this district is to provide for activities that create employment and to add economic vitality to the community. This area is a developed industrial park with water, sewer, electric power and telephone service on site and natural gas. All residential land use is prohibited. In addition, this district is intended to provide a reasonable location for adult use establishments. It is the intent of this district to provide for the location of adult use establishments in an area sufficiently distant from the City core, residential districts and other areas which may be affected by the potential secondary adverse effects of adult use establishments. In this manner, the district allows for the protection of the health, safety, and welfare of the residents of the City.

Subd. 1: Permitted Uses.

- a) Bowling alleys;
- b) Office buildings;
- c) Wholesale outlets;
- d) Industrial sales;
- e) Veterinary clinic and animal hospital;
- f) Uses permitted in the M - 1 District;
- g) Massage therapy business;
- h) Beauty/barber salons.

Subd. 2: Permitted Accessory Uses and Structures.

- a) Off-street parking spaces and loading berths;
- b) Accessory buildings and uses customarily incidental to the principal use;
- c) Temporary buildings for and during construction.

Subd. 3: Conditional Uses.

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- a) Retail sales not specifically included in permitted uses;
- b) Convention center;
- c) Meat processing plant;
- d) Adult establishments that are:
 - 1. not located within one thousand feet (1,000') of an existing Adult Establishment;
 - 2. not located within five hundred feet (500') of any residential district, residential PUD, or residential property;
 - 3. not located within one thousand feet (1,000') of an existing school or place of worship; and
 - 4. not located within five hundred feet (500') of any property being used as a City park.

For purposes of this Ordinance, the five hundred (500) and one thousand (1,000) foot distances shall be the shortest horizontal measurement from the property line of any residential district, residential PUD, residential property, school, place of worship, City park, or an existing Adult Establishment to the property line where the Adult Establishment is to be located.

- e) (Deleted) Section 80.23 Subd. 3 (e) Deleted 6/20/19

Subd. 4: Minimum Lot Dimensions.

- a) Area. Ten thousand (10,000) square feet;
- b) Width. One hundred feet (100');
- c) Depth. One hundred feet (100');

Subd. 5: Minimum Yard Requirements.

- a) Front Yard. Thirty feet (30');
- b) Side Yard. Twenty feet (20'). Where the side yard abuts a residential district or park, the side yard shall be screened from view of the residential district;
- c) Rear Yard. Thirty feet (30'). Where the rear yard abuts a residential district or public park the rear yard shall be screened from view of the residential district in accordance with Section 80.12 of this Ordinance.

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Subd. 6: Maximum Building Coverage. The maximum building coverage shall be sixty percent (60%).

Subd. 7: Maximum Building Height. The maximum building height shall be thirty five feet (35') or three (3) stories.

Subd. 8: Tube Lighting. Tube lighting is lighting that is commonly found bordering gas station canopies or such lighting that has a similar look and effect. No tube lighting may be installed on the side of any building, structure or sign within the M-2 Industrial, Commercial & Business District which faces adjacent residential property, whether or not a residence has been constructed on the adjacent property.