

CHAPTER 73

I-3, ISOLATED INDUSTRIAL DISTRICT

SECTION

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10-73-1: PURPOSE. The general intent of this district is to accommodate industrial users that, due to the nature of their operations, must be isolated from urban areas.

10-73-2: PERMITTED USES. Subject to applicable provisions of this Ordinance, the following are permitted uses in the I-3 District:

- A. Essential services.
- B. Farms, farmsteads, farming and agricultural related buildings and structures subject to Minnesota Pollution Control Standards, but not including animal feedlots or other commercial operations.
- C. The manufacturing, storage, and testing of explosives and component parts of instruments used therewith, along with the installation and use of all equipment and buildings necessary therefore, all subject to State and Federal regulations pertaining thereto.

10-73-3: ACCESSORY USES. Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the I-3 District:

- A. Accessory and secondary use antennas as regulated by Chapter 22 of this Ordinance.
- B. Off-street parking and loading as regulated by Chapter 19 of this Ordinance.

10-73-4: CONDITIONAL USES. Subject to applicable provisions of this Ordinance, the following are conditional uses in an I-3 District and require a conditional use permit based upon procedures set forth in Chapter 7 of this Ordinance:

- A. Commercial animal feedlots.
- B. Commercial, private, and public satellite dish transmitting or receiving antennas greater than two (2) meters in diameter as regulated by Chapter 22 of this Ordinance.
- C. Personal wireless service antennas not located upon a public structure or existing tower as regulated by Chapter 22 of this Ordinance.
- D. Satellite antennas greater than two (2) meters in diameter as regulated by Chapter 22 of this Ordinance.

10-73-5: INTERIM USES. Subject to applicable provisions of this Ordinance, the following are interim uses in the I-3 District and require an interim use permit based upon procedures set forth in and regulated by Chapter 7 of this Ordinance:

- A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:
 - 1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.
 - 2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
 - a. The quantity of material to be removed and the plan of operation
 - b. Compatibility with present and future land uses in the area.
 - c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.
- B. Mining, sand and gravel extraction, land reclamation and alteration, provided that the use will be in compliance with the provisions in Chapter 32 of this Ordinance or other applicable provisions of the City Code.

10-73-6: LOT AREA AND SETBACK REQUIREMENTS. The following minimum requirements shall be observed in an I-3 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance:

- A. Lot Area: Ten (10) acres.
- B. Lot Width: Three hundred thirty (330) feet.
- C. Front Yard Setbacks:
 - 1. From Streets:
 - a. County and State Highway: Seventy-five (75) feet.
 - c. Local Streets: Thirty-five (35) feet.
 - 2. Side Yards: Twenty (20) feet.
 - 3. Rear Yard: Thirty-five (35) feet.
 - 4. Wetland: Thirty (30) feet.

10-73-7: BUILDING HEIGHT: Structures shall not exceed thirty-five (35) feet in height.