

Section 10.14. **RESERVED.**

Section 10.15. **"I-1" Light Industrial District.**

Subd. 1. **Purpose.** The purpose of the "I-1" Light Industrial District is to provide for the establishment of warehousing and light industrial development.

Subd. 2. **Permitted Uses.** The following are permitted uses in an "I-1" District:

- A. Radio and television.
- B. Research laboratories.
- C. Trade school.
- D. Machine shops.
- E. Paint mixing.
- F. Bus terminals and maintenance garage.
- G. Warehouses.
- H. Laboratories.
- I. Essential services.
- J. Governmental and public utility buildings and structures.
- K. Manufacturing, compounding, assembly or treatment of articles or merchandise from previously prepared materials such as bond cloth, cork, fiber, leather, paper, plastic, metals, stones, tobacco, wax, yarns, and wools.
- L. Manufacture of musical instruments, novelties, molded rubber products.
- M. Manufacture or assembly of electrical appliances, instruments and devices.
- N. Manufacture of pottery or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or natural gas.
- O. Manufacture and repair of electrical signs, advertising structures, light sheet metal products, including heating and ventilating equipment.
- P. Blacksmith, welding or other metal shop.
- Q. Laundries, carpet and rug cleaning.
- R. Bottling establishments.
- S. Building material sales and storage.
- T. Broadcasting antenna, television and radio.
- U. Camera and photographic supplies manufacturing.
- V. Cartage and express facilities.

- W. Stationary, bookbinding and other types of manufacturing of paper and related products, but not processing of raw material for paper production.
- X. Dry cleaning establishments and laundries.
- Y. Electric light or power generating stations, electrical and electronic products manufacture, electrical service shops.
- Z. Engraving, printing and publishing.
- AA. Animal Shelter/Kennel.
- BB. Jewelry manufacturing.
- CC. Medical, dental and optical laboratories.
- DD. Storage or warehousing.
- EE. Wholesale business and office establishments.

Source: Ord. 338-2nd Series
Effective Date: 2/08/93

FF. Community Solar Gardens occupying less than five acres.

Source: Ord. 842-2nd Series
Effective Date: 11/23/2020

GG. Up to 15,000 square feet of cannabis cultivation, cannabis product manufacturing, or lower-potency hemp edible manufacturing, within an indoor facility.

Source: Ord. 917-2nd Series
Effective Date: 2/10/2025

Subd. 3. **Accessory Uses.** The following are permitted accessory uses in an "I-1" District:

A. All permitted accessory uses as allowed in the "B-2" District.

Subd. 4. **Conditional Uses.** The following are conditional uses in the "I-1" District: (Requires a conditional use permit based upon the procedures, factors, findings and conditions set forth in and regulated by Section 10.23 of this Ordinance.)

Source: Ord. 338-2nd Series
Effective Date: 2/08/93

A. Open or outdoor service, sales and rental as an accessory use including motor vehicle and recreation equipment sales.

Source: Ord. 646-2nd Series

Effective Date: 10/13/09

B. Fuel tank and LP gas storage.

C. Open and outdoor storage as an accessory use.

D. Industrial Planned Unit Development as regulated by Section 10.21 of this Ordinance.

Source: Ord. 335-2nd Series

Effective Date: 12/28/92

E. Waste transfer stations handling:

1. Major appliances (as defined in MS 115A.03),

2. Furniture (including couches, mattresses, bed springs, tables and chairs),

3. Carpeting,

4. Residential yard waste consisting of garden wastes, leaves, lawn cuttings, weeds, and prunings, and

5. Industrial Waste (as defined in MS 115A.03, but not including hazardous waste as defined in MS 116.06, garbage as defined in Minnesota Rule 7035.0300, Subp. 40 or sludge as defined in MS 116.06, and

6. Household demolition waste (including shingles, siding and lumber).

Source: Ord. 373-2nd Series

Effective Date: 6/26/95

F. General automotive repair (minor) of vehicles not exceeding 12,000 pounds gross vehicle weight and not including collision repair service.

Source: Ord. 400-2nd Series

Effective Date: 8/11/97

G. Painting, fiberglass repair and similar exterior (non-mechanical) repairs of vehicles, including those exceeding 12,000 pounds gross vehicle weight.

Source: Ord. 522-2nd Series
Effective Date: 11/10/03

H. Community Solar Gardens occupying five acres or more, and Business Solar Farms.

Source: Ord. 842-2nd Series
Effective Date: 11/23/2020

I. More than 15,000 square feet of cannabis and hemp product manufacturing within an indoor facility.

Source: Ord. 917-2nd Series
Effective Date: 2/10/2025

Subd. 5. **Interim Uses.** All interim uses as allowed as conditional uses in the "I-1" District, and open and outdoor storage as either a principal or accessory use.

Source: Ord. 518-2nd Series
Effective Date: 10/14/03