

## **CHAPTER 13: INDUSTRIAL DISTRICT "I"**

### **SECTION 13.1: PURPOSE**

To provide a district for industrial development and their related, complementary uses in the rural portion of Dodge County. Such development shall not impair the traffic carrying capabilities of abutting roads and highways.

### **SECTION 13.2: PERMITTED USES**

- 13.2.1 General manufacturing and fabrication facilities, including machine shops, blacksmiths, welding, or other metal shops;
- 13.2.2 Any production, processing, cleaning, servicing, testing, or storage of materials, goods or products which shall not be injurious or offensive to occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic materials, odors, fire or explosive hazards or glare;
- 13.2.3 Cartage and express facilities;
- 13.2.4 Monument works; and
- 13.2.5 Demolition debris landfill (clean fill), subject to regulations of Dodge County Solid Waste Ordinance.
- 13.2.6 Minor Essential Services
- 13.2.7 Temporary Meteorological Towers less than two hundred (200) feet in total height and removed in five (5) years or less
- 13.2.8 Accessory structures customarily incidental to any of the above permitted uses when located on the same property.

### **SECTION 13.3: CONDITIONAL USES**

- 13.3.1 Grain elevators and storage facilities;
- 13.3.2 Junk yards or salvage yards and used auto parts sales
- 13.3.3 Fuel processing and storage facilities for the production of

ethanol, methanol, or alcohol; and

- 13.3.4 Demolition debris land disposal facility, subject to the Dodge County Solid Waste Ordinance No. 1.
- 13.3.5 Major Essential Services
- 13.3.6 Wind Energy Conversion Systems (WECS)
- 13.2.7 Accessory structures customarily incidental to any of the above conditional uses when located on the same property.

**SECTION 13.4: INTERIM USES**

- 13.4.1 Temporary asphalt hot-mix plants or concrete plants utilized for specific road projects located within Dodge County
- 13.4.2 Meteorological Towers equal to or greater than 200 feet in total height and/or located on site for longer than five (5) years

**SECTION 13.5: STORAGE OF MATERIALS**

- 13.5.1 All activities involving the manufacturing, fabricating, repairing, storing, cleaning, servicing, and testing of materials shall be within a completely enclosed building(s), or;
- 13.5.2 Such activities may be conducted outdoors provided it is completely screened by a solid wall or fence that is uniformly painted and properly maintained, or a suitable substitute, and is at least eight (8) feet in height;
- 13.5.3 No open storage at a greater height than that of the screening element;
- 13.5.4 No storage of equipment or materials in the road or street right-of-way(s).

**SECTION 13.6: DISTRICT PERFORMANCE STANDARDS**

**13.6.1 SITING OF LOTS**

All lots upon which improvements are to be made in this district shall abut a publicly dedicated road.

### 13.6.2 GENERAL SETBACKS

Unless there are specific setbacks listed in Chapter 16 of this Ordinance for the *Permitted, Conditional* or *Interim Uses* listed in the Industrial Zoning District, following general setbacks apply:

<b>DISTANCE FROM: TO: RESOURCE/USE</b>	<b>PRINCIPAL STRUCTURE SETBACK (FT)</b>	<b>ACCESSORY STRUCTURE SETBACK (FT)</b>
Septic/Pump Tank	10'	10'
Drainfield*	20'	20'
Well	3'	3'
Road right of way	50	50'
Property Line	25'	10'
OHW (Shoreland Only)	100'	100'

Under Minnesota Rules Chapters 7080-7083, the distance of a structure to a drainfield may be reduced if it is determined that the structure will not have an adverse affect on the drainfield. The Department SSTS staff shall make the final determination on when this applies.

### 13.6.3 LOT DIMENSIONS

The dimensions listed are considered the minimum dimensions necessary under ideal conditions. Additional, length, width and/or area may be required to accommodate structure setbacks, specific use setbacks, sewage treatment requirements and/or physical constraints which limit the buildable area of the property.

<b>LOT</b>	<b>MINIMUM</b>
Length (ft)	None
Width (ft)	150'
Area* (acres)	3 acres

\* Area given is exclusive of Road Right-of-Way.

### 13.6.4 IMPERVIOUS SURFACE COVERAGE

No more than sixty percent (60%) of the lot or parcel shall be occupied by structures, buildings and other impervious surface. Impervious surface coverage limits must also meet the Performance Standards for the Use of Chapter 16, when applicable.

### 13.6.5 HEIGHT LIMITS

Structures are governed under the performance standard for the use, when

identified.

Structures located within an airport zone or located in the Shoreland Overlay District shall comply with the applicable height limitations.