

**CITY OF SCANDIA
ORDINANCE NO. 164**

**AN ORDINANCE AMENDING
ORDINANCE NO. 122, THE SCANDIA DEVELOPMENT CODE,
CHAPTER 1, SECTION 4.2 and CHAPTER 2, SECTION 2.10 REGARDING THE
INDUSTRIAL PARK DISTRICT (IP)**

The City Council of the City of Scandia, Washington County, Minnesota hereby ordains:

Section 1. Amendment. Ordinance No. 122, the City of Scandia Development Code (“Development Code”, or “Code”), Chapter Two, Section 2.10, Industrial Park District (IP), shall be amended to read as follows:

2.10 Industrial Park District (IP)

- (1) Purpose. The IP District is established to allow for light industrial businesses. IP District areas are designated Village Mixed Use in the Comprehensive Plan. Industrial park uses include a variety of light manufacturing, fabrication, assembly, warehouse, wholesaling or storage businesses that are non-threatening to the environment. The IP District does not abut major roadways, and property access is via a local street which does not also serve residential districts.
- (2) Permitted Uses. The following are permitted uses in the IP District.
 - (A) Building Supply Stores
 - (B) Contractor Operations, Shops, and Storage Yards
 - (C) Essential Services
 - (D) Essential Services – Transmission Facilities
 - (E) Essential Services – Utility Substation
 - (F) Government Buildings, Storage and Uses
 - (G) Light Manufacturing and Assembly, within enclosed buildings: includes manufacturing of products that produce no exterior noise, glare, fumes, hazardous wastes, or create other objectionable environmental impacts
 - (H) Plant Nursery, Garden Shop, Greenhouses, and Landscaping Services (does not include Yard Waste Facility use
 - (I) Printing and Publishing

- (J) Processing of Food and Beverages, excluding animal slaughtering and rendering plant
 - (K) Radio and Television Stations
 - (L) Recreation, Indoor Commercial
 - (M) Sports and Fitness Clubs
 - (N) Storage, Mini-Storage, Cold Storage, within an enclosed building, excluding explosives, junk, metals, petroleum, and other flammable liquids, paints, and hazardous wastes, or to be used for wrecking or dismantling of motor vehicles
 - (O) Warehousing, Related Offices, and Distribution, excluding explosives and hazardous wastes
 - (P) Wholesaling
- (3) Accessory Uses. The following uses are permitted accessory uses in the IP District, subject to the applicable provisions of this Chapter.
- (A) Accessory Structures
 - (B) Fences
 - (C) Keeping of Animals
 - (D) Off-Street Parking and Loading
 - (E) Signs
 - (F) Temporary Produce Stands
- (4) Uses with a Conditional Use Permit. The following uses are permitted in the IP District after the issuance of a Conditional Use Permit.
- (A) Exterior Storage – Accessory to a Commercial Use
 - (B) Laboratories, Medical, Research, and Testing
 - (C) Light Manufacturing and Assembly: includes activities that require Minimum Waste Generator License from Minnesota Pollution Control Agency (MPCA)
 - (D) Motor Vehicle Repair, Minor or Major, including body work and painting
 - (E) Planned Unit Development (PUD)
 - (F) Wind Energy Conversion System (WECS)
 - (G) Wireless Communication Antennas and Towers

- (5) Uses with an Interim Use Permit. There are no uses permitted by Interim Use Permit in the IP District.
- (6) Uses with an Administrative Permit. The following uses are permitted in the IP District after the issuance of an Administrative Permit:
 - (A) Accessory Dwelling Unit
- (7) Lot Area and Setback Requirements in the IP District.

Minimum lot size	2.5 acres
Minimum buildable area	1.0 acres
Minimum frontage on all public roads	160
Maximum lot coverage	65%
Minimum Building Setbacks:	
Front	40 feet
Side	20 feet
Rear	50 feet
Minor Arterials	150 feet from centerline, or 75 feet from the right-of-way, whichever is greater
Major or Minor Collectors	100 feet from centerline, or 50 feet from the right-of-way, whichever is greater
Maximum Building Height	45 feet

(8) Performance Standards

- (A) The Performance Standards in Chapter 2, Section 3 of this Development Code shall apply to all uses in the Industrial Park District.
- (B) The Performance Standards for specific uses in Chapter 4 of this Development Code shall apply to the uses listed in this section.
- (C) Accessory buildings for industrial and commercial uses shall meet the requirements of Chapter 2, Section 3.2 of this Development Code.
- (D) All rooftop or ground-mounted mechanical equipment shall be screened from view from adjacent uses and public roadways. The materials used for screening shall be compatible with the principal structure.
- (E) In determining compliance with the performance standards of this section, the zoning administrator may refer any matter to such governmental agencies or other entities as deemed necessary to obtain their review and comments regarding required permits and compliance.
- (F) Inspections. In order to assure compliance with the standards set forth above, the council may require the owner or operator of any permitted use to make such investigations and tests as may be required to insure adherence to the standards above. Any needed investigations or tests shall be carried out by an independent testing organization as selected by the City Council after thirty days (30) notice. The costs incurred in having such investigation or tests shall be borne by the businesses

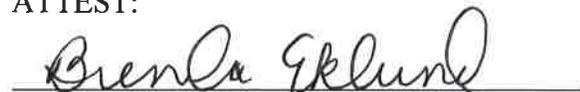
unless such owner/operator is found to be in compliance with the appropriate Ordinance and State and Federal regulations.

Section 2. Effective Date. This ordinance shall be in full force and effect upon its adoption and publication according to law.

Passed and adopted by the City Council of the City of Scandia this 15th day of September, 2015.


Randall Simonson, Mayor

ATTEST:


Brenda Eklund, Deputy Clerk