

903.14 M-2 Industrial/Commercial Business District

Subd.1 – Intent

**TABLE 3
STANDARD REQUIREMENTS CHART COMMERCIAL/INDUSTRIAL DISTRICTS**

DISTRICT		C-1	C-2	M-1	M-2
1.	Minimum Lot Area (SF)	4,000	5,000	15,000	1 acre
2.	Minimum Lot Width	40	50	100	200
3.	Minimum Front Yard	0	25	35	40
4.	Minimum Side Yard	0	0	35	35
	Adjoining an R1/R2 District	15	20	50	50
5.	Minimum Rear Yard	20	20	35	35
6.	Maximum Building Height	35' 2 stories	35' 2½ stories	35' 2½ Stories	40'
7.	Minimum Landscape Area per site	20%	N/A	20%	20%

The purpose of this district is to provide for commercial and industrial activities that create employment and add economic vitality to the community. All residential land use is prohibited.

Subd.2 - Permitted Uses

- A. Automotive works and repair garages but not the open storage of dismantled vehicles
- B. Landscape, nursery and garden sales
- C. Public utility buildings
- D. Building materials sales yards
- E. Auto, truck, trailer and farm implement sales, and service
- F. Marine and boat sales
- G. Bottling and manufacturing
- H. Food processing plants
- I. General warehouses and open storage yards. (Must be screened)
- J. Transportation and freight terminals
- K. Contractor’s offices, warehouses, storage yards
- L. Fertilizers, seeds & fuel sales
- M. Monument works
- N. Office Buildings
- O. Wholesale Trade
- P. Temporary buildings for and during construction
- Q. Off street parking
- R. Industrial sales
- S. Veterinary dispensary and small animal hospital

T. Other uses compatible with the general uses described in this section.

Subd.3 - Conditional Uses

- A. Retail Sales not specifically included in Permitted Uses.
- B. Any use of land not expressly prohibited or provided for which creates employment and economic advantage, for the community, which economic advantage substantially outweighs any disadvantage to the community connected with the use.

The City Council may consider less restrictive standards on an individual basis for the following items; lot area, lot width, setbacks, building size and attached building appurtenances, and accessory buildings and the like.

Subd.4 - Minimum Lot Dimensions

- A. Area: One acre
- B. Width: Two hundred (200) feet.

Subd.5 - Minimum Yard Requirements

- A. Front Yard: Forty (40) feet.
- B. Side Yard: Thirty-five (35) feet provided that where an M-1 Industrial District abuts a residential district, a side yard of fifty (50) feet in width shall be provided on the abutting side, which yard shall be screened from view of the residential district if requested by the affected residential property owner.
- C. Rear Yard: Thirty-five (35) feet. Where the rear yard abuts a residential district the rear yard shall be screened from view of the residential district if requested by an affected residential property owner.

Subd.6 - Landscaping Area

- A. A landscape plan shall be submitted that shows the location of property boundaries, existing and proposed buildings and parking lots, and the location and size of proposed plant materials.
- B. A minimum of twenty percent (20%) of the lot area shall be landscaped.
 - 1. All site areas not covered by hard surface coverage shall be covered by sod, seed or an equivalent ground cover approved by the City. This requirement shall not apply to site areas retained in a natural condition.
 - 2. Refer to 903.17 for additional landscaping requirements.

Subd.7 - Signs

- A. Flashing signs are prohibited.
- B. Signs may not extend over the public right-of-way.

Subd.8 – Architectural Standards

- A. Architectural plans shall be prepared by an architect or other qualified design professional and shall show the following:
 - 1. elevations of all sides of the building
 - 2. type and color of exterior building materials
 - 3. dimensions of all structures
 - 4. the location and design of all accessory structures including trash and recycling receptacles, and exterior mechanical equipment.
- B. Architectural consistency on all side of the building is required in terms of colors, materials and details.
- C. Unadorned pre-stressed concrete panels, concrete block, unfinished and corrugated metal and pole type building shall not be permitted as exterior building materials.
- D. All rooftop or ground mounted mechanical equipment and exterior trash and recycling storage areas shall be enclosed with materials compatible with the principal structure.

Lighting and Glare

Glare or illumination from any source of lighting for any use shall be aimed or deflected away from adjoining property and public rights-of-way, except street lighting and traffic signals. Reflected glare or spill light shall not exceed five-tenths (5/10) foot candles as measured on the property line when abutting any residential parcel or lot and one (1) foot-candle on any abutting agricultural, commercial or public/institutional parcel or lot.

Parking

The number of required parking spaces has been established for specific uses in the City. The City Council shall determine the required number of parking spaces for uses not specifically listed in this subdivision based upon the characteristics of the use.