

Section 540 - Zoning: industrial districts

540.01. Industrial districts. Within the I-1 and I-2 districts, no buildings or land shall be used except for conducting one or more of the uses classified as permitted, accessory or conditional and in accord with the standards and specifications so stated. Such uses shall include manufacturing, fabrication, repair, storage, wholesale sales. Uses not totally conducted within a building shall require a conditional use permit approval. (Amended Ord. 90-670)

<u>Permitted uses</u>	<u>I-1</u>	<u>I-2</u>
Adult-oriented business, as governed and regulated by Chapter 1165 of the City Code (Added 95-762)	X	X
Food and edible products	X	X
Apparel and textile products	X	X
Apparel from leather, plastic	X	X
Wood products	X	X
Furniture, fixtures	X	X
Paper products	X	X
Electric appliances, motor, etc.	X	X
Printing - publishing	X	X
Chemical and allied products	X	X
Commercial Kennel	X	X
Rubber and plastic	X	X
Stone, clay, glass products	X	X
Offices (Ord. #80-480 2/3/81)	X	X
Primary metal products	X	X
Metal fabricating	X	X
Petroleum storage	X	
Blacksmithing - welding	X	
Boat mfg. repair, storage	X	
Auto reduction yard	X	
Building contractors yard	X	
Cold storage (Amended Ord. 07-987)	X	X
Laundry	X	
Lumber yard - millworks	X	
Rental	X	
Restaurant	X	
Trade school	X	
Research lab	X	
Building materials yard	X	X
Vehicle painting, body work, repair	X	X
Billboards and signs as provided in this ordinance	X	X
Government buildings and structures (Added Ord. 07-987)	X	X
Public utility buildings (Added Ord. 07-987)	X	X
Cosmetics and pharmaceuticals (Added Ord. 07-987)	X	X
Mini storage (Added Ord. 07-987)	X	X
Minimum lot area in square feet	10,000	12,000
Minimum lot width in feet	100	100
Minimum lot depth in feet	100	120
F.A.R.	.60	.60
Minimum front yard in feet	20	20
Minimum front yard if across R.O.W. from R district	75	50
Minimum side yard*, ***	20	20
Minimum side yard abutting R district (Amended Ord. 540)	40	40

Hopkins City Code (Zoning)	540.01	
	(Revised 05/10/07)	
	<u>I-1</u>	<u>I-2</u>
Minimum rear yard without alley abutting I or B district **	20	20
Minimum rear yard with alley	12	12
Minimum rear yard abutting R district	40	40
Maximum heights abutting an R district (Added Ord. 601)	35	35
Maximum heights (Amended Ord.No:601)	45	45

\* Two abutting buildings may have a zero side lot line provided:

(a) the owners of the adjacent parcels upon which said abutting buildings are or shall be constructed agree thereto in a writing furnished the City:

1. That a 10 foot easement or agreement for maintenance be provided for access to remaining side yards of the non-abutting buildings. (Amended Ord. 88-610)

\*\* Where a lot has railroad trackage abutting the side or rear of a site, the side or rear yard may be adjusted to accommodate railroad loading facilities.

\*\*\* The side yard for additions to any existing building shall be the same or greater than the existing structure, except that no side yard shall be less than ten feet. (Amended Ord. 88-622)

Front yard is to be landscaped except for that area where a driveway may cross or a sidewalk is constructed and said landscaping shall be maintained.

540.03. Conditional uses: I districts. The following uses are permitted conditional uses in I districts: (Amended Ord. 95-777 [1-3-96])

a) Bus terminal provided:

1. landscaped front yard of 40 feet
2. that the site does not abut a residential zoning district
3. entire site is screened with an opaque fence (Added Ord. 07-987)

b) Transmission Tower - commercial subject to Section 560.02 (Amended Ord No. 91-672)

c) Vehicle washing facilities of such scale as to accommodate trucks and other large vehicles in the I-2 district.

d) Commercial laundry provided the sanitary sewer and water systems are found adequate to meet the demand by the city engineer.

e) Laundries and bag, carpet and rag cleaning provided necessary equipment is installed and operated for the effective precipitation and recovery of dust.

f) Nurseries, landscape and garden supply sales when all or a portion is outside subject to conditions specified in 535.03 subd. d).

g) Open sales lots and open storage provided:

1. the lot is graded and surfaced according to a plan submitted

and approved by the city engineer that will adequately provide for drainage and dust control;

2. that the storage on such lot be so organized that a space of 15 feet of vehicular accessible open space remain between storage area with such areas not to exceed 40 feet in width;
3. that the height of such open storage shall not exceed 15 feet;
4. that the storage area shall be fenced in such a way as to screen from the street right-of-way;
5. that the area shall be landscaped and maintained according to a plan submitted and approved; and
6. that a side yard setback is required for fences that abut a right-of-way 50 feet or more in width. The setback shall be the required setback for a building in said industrial district.

h) Service or self-service stations subject to the conditions specified in 535.03. (Amended Ord. 96-787) (Amended Ord. 07-987)

i) retail or service uses subordinate to the principal use provided that such uses exceed 10 percent but not more than 25 percent. (Added Ord. 04-937) In a multi-tenant building each tenant shall be considered a principal use.

1. That a traffic study is completed.
2. Such accessory use is completely enclosed within the principal structure. (Amended 07-987)

540.05. Permitted accessory uses. The following are permitted accessory uses in I districts:

- a) Dwelling unit necessary to the security and safety of a permitted or conditional use.
- b) Signs as permitted and regulated within this code.
- c) Off-street parking and loading spaces as required and permitted within this code.
- d) Incidental uses customary in the operation of a permitted or conditional use.
- e) retail or service uses with the following provisions:
  - 1) retail or services uses not exceeding 10 percent of the gross floor area of the principal structure. (Amended Ord. 04-937) If in a multi-tenant building the retail or service use shall not exceed 10 percent for each individual tenant's use. (Amended Ord. 07-987)
  - 2) the retail or service activity is located within a structure whose principal use is not retail sales.
  - 3) the retail or service activity is accessory to the principal industrial use.

- f) Structures for necessary mechanical appurtenances or storage, covering not more than .25 percent of the building footprint, may increase the height by 50 percent of the allowed maximum height.

(Amended Ord. 90-670) (Amended Ord. 2003-907)