

ORDINANCE NO. 498, SECOND SERIES

AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING CHAPTER 10, SECTIONS 10.23 – 10.24 OF THE HASTINGS CITY CODE PERTAINING TO:

I-1, INDUSTRIAL PARK, AND I-2, INDUSTRIAL PARK STORAGE SERVICE

BE IT ORDAINED by the City Council of the City of Hastings as follows:

Sections 10.23 – 10.24 of the Hastings City code is amended as follows:

**SECTION 10.23. I-1 INDUSTRIAL PARK.**

~~**SUBD. 1. INTENT.** The intent of this Chapter in establishing an industrial park district is in recognition of existing "clean and quiet" industrial development within the community and of the desirability of reserving additional land for possible new, expanded or relocated industries of a similar nature. It is intended that land zoned for industrial park would be located such that conflict with incompatible uses would be minimized.~~

**SUBD. 1. PURPOSE AND INTENT.** The I-1 Industrial Park District is established to provide land to serve industrial, manufacturing, and warehouse needs that provide vital services and increase the tax base of the City. The nature of I-1 uses prohibits their operation in most other districts in the City. Operations that are incompatible in most commercial zoning districts and require additional separation from residential properties shall be the primary use of land. The predominance of retail and service uses shall be discouraged. Limited retail or service uses may be acceptable, provided it is incidental to the primary use of property, or does not detract from operation of primary uses. Land designated I-1 shall be located to minimize conflict with incompatible uses. The I-1 designation of land is limited to only those areas identified "Industrial" in the Comprehensive Plan to serve the following objectives:

- a) Prevent expansion of scattered industrial operations
- b) Limit industrial uses to planned industrial parks where uniform performance standards and land use regulations can be applied
- c) Protect industrial areas from encroachment by non-industrial uses
- d) Preserve industrial areas for the advancement of the City's tax base
- e) Maximizing creation and retention of jobs in conformance with adopted minimum wage criteria

## **SUBD. 2. USES PERMITTED.**

- a) All fabricating, manufacturing, production or processing of materials, goods, and products provided such activity shall be undertaken within completely enclosed buildings, and provided further that any outdoor storage of raw materials or finished products shall be effectively screened by natural or manmade means from adjacent properties and public streets and highways.
- b) Wholesaling, all commodities except live animals. ~~However, facilities constructed for the purposes of raising small animals in fully enclosed structures for research purposes shall be permitted provided the facility is designed to meet applicable health and sanitary standards, that no odor could be discernable beyond the property line of the site, and that all necessary federal, state, and local licensing requirements are met.~~
- c) Building Material Sales and Storage, provided that any outdoor storage of materials or finished products shall be effectively screened by natural or man made means from adjacent properties and public streets and highways.
- d) ~~Accessory used incidental to the foregoing principle uses.~~ Retail and service uses incidental to the primary use of a building.

## **SUBD. 3. USES BY SPECIAL PERMIT.**

- a) Retail and service establishments as primary uses of a building or property.
- b) ~~Churches.~~ Religious Institutions
- c) Towers as regulated by Section 10.05 Subd. 12 of this chapter.

## **SECTION 10.24. I-2 INDUSTRIAL PARK STORAGE/SERVICE.**

**SUBD. 1. INTENT.** The intent of this Chapter in establishing an industrial park storage/service district is in recognition of the need to segregate for aesthetic and functional reasons uses that involve exterior storage of products, raw materials, equipment or vehicles and that require a lesser degree of public improvements that is typically provided in the I-1 Industrial Park District. It shall be recognized that the intensity and type of industrial uses that shall be permitted in the I-2 District will be based upon a determination by the City that an adequate level of public services to support such uses can be provided based upon the level of public improvements available to the district. The District serves to regulate existing I-2 uses. Further expansion of the I-2 District geographic limits is not anticipated. Future rezoning of land for industrial storage and services uses shall be designated I-1, subject to the provisions of Section 10.23, as amended.

**SUBD. 2. PERMITTED.** Same as permitted in the I-1 District.

## **SUBD. 3. USES BY SPECIAL PERMIT.**

- a) Motor Vehicle Impound Lots, subject to the following conditions:
  - (1) Motor vehicles cannot be kept in an impound lot for more than 14 days unless a police hold has been placed on the motor vehicle.

- (2) No sales of motor vehicles, salvaging, repairing, dismantling, or stripping of motor vehicles shall be allowed in the impound lot.
  - (3) 100% opaque fencing or landscaping at least six feet high must be placed around the entire lot and must be adequately maintained.
  - (4) All motor vehicles impounded shall be kept within the opaque fenced or landscaped area.
  - (5) All buildings on the lot must be permanent structures with permanent foundations.
  - (6) The entire impound lot shall be surfaced with a bituminous covering, ~~class 5 gravel, or other surface covering as approved by the city.~~ and concrete curbing to City standards
  - (7) A sufficiently sized bituminous area shall be provided for the parking of vehicles that may be leaking fluids or other pollutants.
  - (8) Any lighting in the impound lot shall not be obtrusive to neighboring property.
  - (9) Employees of the City or its duly appointed representatives, shall be allowed on the property at any time to inspect the impound lot to verify compliance with City Code.
- b) Any special use permit issued hereunder shall be reviewed annually and at other times deemed appropriate by the City, to verify compliance with the City Code and any special conditions of the permit. As part of the review procedure, the city may hold a public hearing, preceded by the appropriate mailed and published notice. As part of any review procedure, the city may amend the permit by adding or deleting any conditions it deems necessary to protect the public health, safety, and welfare.
  - c) All conditions imposed by City Code Section 2.04, Subd. 5, Subsection (B) (5) must be met. Additionally, the city may impose any other conditions it feels are necessary to protect the public, health, safety and welfare.
  - d) Any violation of this subdivision or any conditions imposed upon the special use permit shall because for termination of the permit by the City.
  - e) Towers as regulated by Section 10.05Subd. 12 of this chapter.

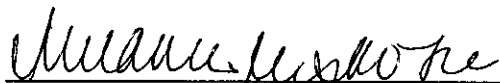
ALL OTHER SECTIONS SHALL REMAIN UNCHANGED

ADOPTED by the Hastings City Council on this 21<sup>st</sup> day of July 2003.



Michael D. Werner, Mayor

ATTEST:



Melanie Mesko Lee, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 21<sup>st</sup> of July, 2003, as disclosed by the records of the City of Hastings on file and of record in the office.

Melanie Mesko Lee

Melanie Mesko Lee, City Clerk

(SEAL)

This instrument drafted by:  
City of Hastings (JWH)  
101 4th St.  
Hastings, MN 55033