

Ordinance 01-2018

COUNTY OF WASHINGTON CITY OF AFTON

AN ORDINANCE AMENDING CHAPTER 12 REGARDING ALLOWED USES, DESIGN STANDARDS, LANDSCAPE REQUIREMENTS AND EXTERIOR STORAGE IN THE INDUSTRIAL ZONES

THE CITY COUNCIL OF THE CITY OF AFTON, MINNESOTA HEREBY ORDAINS:

The following sections of the Afton Code of Ordinances shall be amended by adding the **bold and underlined** language and deleting the strike-through language.

Sec. 12-134 Uses

Uses in the various districts shall be as follows:

- P = Permitted use
- A = Permitted accessory use
- A/C = Permitted accessory, conditional use permit required*
- C = Conditionally Permitted Use
- I = Interim Use Permit⁹⁰
- ADMIN = Administrative Permit Required
- N = Not allowed
- * = Except as otherwise noted

	Agricultural (A)	Rural Residential (R)	VHS- Residential (VHS-R)	VHS- Commercial (VHS-C)	Light Industrial (II-A)	Light Industrial (II-B)	Light Industrial (II-C)	Marine Service (MS)
Agricultural, rural	P	P	N	N	P	P	P	N
Agricultural, suburban	P	P	N	N	P	P	P	N
Airports, airstrips, heliports	N	N	N	N	N	N	N	N
Animal impounding facility	N	N	N	N	P	P	G⁹¹ S	N
Animals, commercial training	C	N	N	N	C	C	C⁹²	N
Antennae or towers over 35 feet in height	C	C	N	N	C	C	N	N
Archery range, commercial	N	N	N	N	N	N	N	N
Armories, convention halls and similar uses	N	N	N	N	N	N	N	N
Auto/car wash	N	N	N	N	N	N	N	N
Auto reduction yard/junkyard	N	N	N	N	N	N	N	N
Auto repair	N	N	N	N	N	N	N	N
Automobile service station	N	N	N	N	N	N	N	N
Barbershop, beauty shops	N	N	N	C	N	N	N	N

	Agricultural	Rural	VHS-	VHS-	Light Industrial	Light Industrial	Light Industrial	Marine Service
	(A)	Residential	Residential	Commercial	(II-A)	(H-B)	(II-C)	(MS)
		(R)	(VHS-R)	(VHS-C)				
Golf courses	C	N	N	N	N	N	N	N
Grading	See Sections 12-215, 12-216							
Greenhouses (commercial production only)	C	N	N	N	N	N	N	N
Guest house ⁹⁷	Deleted							
Gun clubs	N	N	N	N	N	N	N	N
Gun ranges	N	N	N	N	N	N	N	N
Home occupation	P	P	P	P	N	N	PN	N
Hotel (see Section 12-223)	N	N	N	C	N	N	N	N
Institutional housing	N	C	N	N	N	N	N	N
Junkyard	N	N	N	N	N	N	N	N
Kennels, private (see Section 12-55)	C	C	N	N	N	N	N	N
Kennels, commercial (see Section 12-55)	N	N	N	N	N	N	N	N
Land reclamation	See Section 12-215							
Live entertainment or dancing ⁹⁸	Deleted							
Laboratory-Medical, Dental	N	N	N	N	C	C	C	N
Laboratory - R&D	N	N	N	N	C	C	C	N
Lodging room (not more than two)	A	C	C	N	N	N	N	N
Manufacturing, heavy	N	N	N	N	N	N	N	N
Manufacturing, light industrial (maximum height 25 feet in I-1C) ⁹⁹	N	N	N	N	C	C	C	N
Marina (including boat rental) ¹⁰⁰	N	N	N	C	N	N	N	N
Medical uses	N	N	N	C	N	N	N	N
Mining, sand and gravel	N	N	N	N	N	N	N	N
Mobile home court/park	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N
Multiple family dwellings (three or more units)	N	N	N	N	N	N	N	N
Nature center (public and private)	C	C	N	N	N	N	EN	N
Nursery, retail sale of plants ¹⁰¹	S	N	N	N	GN	GN	N	N
Nursery, wholesale growing of plants	P	C	N	N	N	N	N	N

	Agricultural	Rural	VHS-	VHS-	Light Industrial	Light Industrial	Light Industrial	Marine Service
	(A)	Residential	Residential	Commercial	(U-A)	(II-B)	(II-C)	(MS)
		(R)	(VHS-R)	(VHS-C)				
Nursery and garden supplies (wholesale)	C	N	N	N	C	C	C ¹⁰²	N
Offices (Maximum Height of 35 feet in I-1C) ¹⁰³	N	N	C	C	C ¹⁰⁴	C ¹⁰⁵	C	N
Offices, accessory	N	N	N	C	C	C	C	A
<u>Office/Warehouse</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>
Off-street loading	N	N	N	A	A	A	A/C ¹⁰⁶	A
Off-street parking	A	A	A	A	A	A	A/C ¹⁰⁷	N
Photo/art studio	N	N	N	C	N	N	N	N
Race tracks	N	N	N	N	N	N	N	N
*Recreation areas (commercial)	N	N	N	N	N	N	N	N
Recreation equipment storage (private)	A	A	A	A	N	N	<u>AN</u>	N
Reduction or processing of refuse, trash and garbage	N	N	N	N	N	N	N	N
Rental of cars, trailers, campers, trucks and similar equipment	N	N	N	N	N	N	N	N
Repair garage (commercial)	N	N	N	N	N	N	N	N
Repair shop (small appliances)	N	N	N	C	N	N	N	N
Research (see Section 12-55)	C	C	N	N	C	C	C	N
Research, agricultural	C	C	N	N	C	C	C	N
	NO CUP FOR HOMES							
Residential, multiple family	N	N	N	N	N	N	N	N
Residential, single-family detached ¹⁰⁸	P	P	P	P	N	N	<u>RN</u>	C
Residential waterfront uses	A	A	A	A	N	N	<u>AN</u>	N
Resorts	N	N	N	N	N	N	N	N
Rest or nursing home	N	N	N	N	N	N	N	N
Retail business	N	N	N	C	N	N	N	N
Retail business, accessory to office ¹⁰⁹	N	N	N	C	C	C	C	N
Retail sales of agricultural supplies	C	N	N	N	N	N	N	N

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	Agricultural	Rural	VHS-	VHS-	Light Industrial	Light Industrial	Light Industrial	Marine Service
	(A)	Residential	Residential	Commercial	(II-A)	(H-B)	(II-C)	(MS)
		(R)	(VHS-R)	(VHS-C)				
Theater	N	N	N	C	N	N	N	N
Theater, drive-in	N	N	N	N	N	N	N	N
Townhouses	N	N	N	N	N	N	N	N
Trailer Parks	N	N	N	N	N	N	N	N
Truck & auto service station	N	N	N	N	N	N	N	N
Temporary farm dwelling (mobile home)	ADMIN	ADMIN	N	N	N	N	N ¹²⁰	N
Transportation School ¹²¹	N	N	N	N	N	GN	N	N
Used auto parts	N	N	N	N	N	N	N	N
Utility substation	C	C	C	C	C	C	C	C
Vegetative cutting	See Section 12-218							
Vehicle sales	N	N	N	N	N	N	N	N
Veterinary clinic	C	N	N	N	N	N	N	N
Warehousing	N	N	N	N	C ¹²²	C ¹²³	C ¹²⁴	N
Waterfront uses (commercial)	N	N	N	C	N	N	N	N
Waterfront uses (residential)	A	A	A	A	N	N	AN	N
Wholesale business	N	N	N	N	C ¹²⁵	C ¹²⁶	C ¹²⁷	N

Sec. 12-143. Light Industrial (I-1A), Light Industrial (I-1B), and Light Industrial (I-1C).

A. Purpose. The purpose of these districts is to preserve land along major traffic routes to be used by industrial uses that will provide a sound tax base for the City.

B. Permitted Uses. As permitted and regulated in Section 12-134.

C. Accessory uses. As permitted and regulated in Section 12-134.

D. Architectural Standards.

1. In the industrial zone, structures must be of fire resistive construction and exterior surfaces of all structures must be faced with brick, stone, architectural concrete (block), precast concrete, **EIFS/stucco panels**, or glass, of earthtones or other tones or colors in harmony with the natural characteristics of the area in which it is constructed and approved by the Design Review Commission, acting as the architectural standards committee.

1. **Architectural Review. Building design shall be reviewed and evaluated by the Design Review Commission, City Planner and/or Zoning Administrator.**
2. **Blank facades without windows and doors are prohibited.**
3. **All sides of structures shall have the same quality of architectural treatment.**

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4. Variety and creativity in building façade is required through changes in building materials (but not in quality of materials), fenestration height and roof lines. Primary facades should not present a continuous wall without architectural details that add visual interest.
5. Minimizing continuous expanses of wall through facade articulation, recession or projection is required.
6. The incorporation of topographical features into the form of the structure when possible, utilizing natural grades to create unique design, is required.
7. Rooftop Equipment. The view of all rooftop equipment and related piping, ducting, electrical and mechanical utilities abutting a street on buildings constructed shall be screened from the ground level view. Screening may include parapet walls, penthouses, or other architecturally integrated elements. Wood fencing or chain link with slats shall not be used for screening. The term "ground level view" shall be defined as the view of the building from the property line(s) that abuts a street. A cross sectional drawing shall be provided that illustrates the sight lines from the ground level view.
8. Rooftop solar collectors, skylights and other potentially reflective rooftop building elements shall be designed and installed in a manner that prevents reflected glare and obstruction of views from other sites and structures. Screening may be in the form of walls constructed of the same building material and match the coloring of the principal building
9. Roofline. Roof slopes shall not exceed 1:12 for all principal buildings.
10. Overhead Garage Doors. Overhead garage doors shall not be visible from a public street, with the exception of interstate highway I-94, and shall not exceed 50% of the perimeter of the building exterior
11. Fuel Storage Tanks Prohibited. Above ground and underground fuel storage tanks are prohibited, with the exception of an above-ground fuel storage tank incorporated into an emergency generator.
12. Delivery, service, storage, maintenance and trash collection areas shall be located out of view from the public right-of-way or substantially screened through landscaping or architectural features that match the primary structure. Service, storage and trash collection areas are not allowed in setback areas.
13. All permanent utilities connecting to a building shall be underground.

E. Landscaping Standards. All properties zoned Light Industrial shall be landscaped in accordance with the following:

1. Total green space shall be a minimum of 20% of the gross lot area.

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2. The minimum number of major or overstory trees on any given site shall be as indicated below. These are the minimum substantial plantings, in addition to other understory trees, shrubs, flowers, and ground cover deemed appropriate for a complete quality landscape treatment of the site.

a. Industrial sites shall contain at a minimum the greater of one (1) tree per 500 square feet of gross building floor area, or one (1) tree per 25 lineal feet of site perimeter.

3. Minimum Size of Plantings. Required trees and shrubs shall be of the following minimum planting size:

a. Deciduous trees-Three (3) inches in diameter as measured 6 inches above ground.

b. Coniferous trees- Six (6) feet in height.

c. Shrubs- Shrubs used for screening shall be in #5 containers.

4. Sodding and Ground Cover. All areas not otherwise improved in accordance with approved site plans shall be planted with tough native materials where appropriate to reduce the amount of watering required and to increase permeability of the site as approved by the Planning Commission and City Council. **Native vegetation such as prairie grasses and pollinator-friendly vegetation rather than turf grass is required to be used on 25% of the green space on a site.**

5. The front or side yard from a public street shall be at least 10 feet deep, measured from the street right-of-way line. This yard shall be kept clear of all structures, storage, and off-street parking. Except for driveways, this front or side yard shall extend along the entire frontage of the lot and along both streets in the case of a corner lot.

6. Buffer Yard. Where any business or industrial use (structure, parking or storage) is adjacent to property zoned for residential use, that business or industry shall provide a landscaped buffer yard a minimum of 100 feet in width along the boundary of the residential property to provide screening. Where the use is adjacent to property zoned for industrial use, a landscaped buffer yard a minimum of 50 feet in width shall be required. The screening required in this section shall provide 95 percent opacity year round.

a. Plant Units Required. Within the landscaped buffer yard, a minimum of two hundred (200) plant units shall be required for each one hundred (100) feet of property line. Credit for plant units shall be assigned as follows:

Vegetation	Plant Unit Value
Evergreen Trees	15
Deciduous Trees	10
Evergreen/Coniferous Shrubs	5
Shrubs/Bushes	1

8. Landscape Guarantee. An agreement will be signed between the City and the owner which states that in exchange for issuance of a building permit, the owner will construct, install, and maintain all items shown on the approved plan and that he/she will replace and/or correct any deficiencies or defaults

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that occur in the plan for a period of two complete growing seasons subsequent to the installation of the landscaping plan. A **letter of credit or cash deposit** landscaping-performance-bond will be submitted along with the agreement at this time.

a. If after two growing seasons all the commitments are met, then the **letter of credit or cash deposit** toad-and contract agreement are released to the applicant or property owner.

b. According to ordinance, the developer/owner is responsible for permanently maintaining the landscaping in a neat and proper fashion.

9. It shall be the responsibility of the current property owner to see that the approved landscaping plan is maintained in an attractive and well-kept condition. Maintenance shall include replacement of dead or damaged plant material; the furnishing and installation of mulch; weeding; mowing of grass; cleaning of litter; or any other action deemed necessary by the city to ensure the requirements of this section are met. Any action that reduces canopy cover and/or landscaping below what is required in this section shall require in-kind replacement. Failure to maintain a landscape area shall be deemed a violation of this article.

10. Parking areas that contain more than four parking spaces shall be landscaped throughout the lot to the extent of at least ten percent of the hard surface area of the parking lot and driveways to the public right-of-way, as measured from the outside curb. These landscaped areas shall consist of curb islands approximately ten feet in width at the ends of each row of parking, excluding locations of handicapped spaces. Curb islands shall also be designed to break up longer rows of parking. Where feasible, linear parking lot landscaped islands, parking lot rain gardens, depressed infiltration curb islands, and demonstrated parking areas shall also be included in the parking lot design. A combination of at least one tree and shrubs or semi-annual flower species plants shall be planted in curb islands or interior parking lot open space for each ten required parking spaces. Where the city determines that the parking lot design cannot reasonably accommodate curb islands or other landscaping open space features or cannot accommodate that amount of landscaping cited herein, plant materials shall be moved to the outside perimeter of the parking lots.

All landscaping shall comply with Sections 12-191 and 12-192. (See below)

F. Lighting. The following shall apply to all Industrial properties in addition to the requirements set forth in Section 12-195.

1. Any light fixture intended to illuminate the site shall contain a cutoff which directs the light at an angle of ninety (90) degrees or less. Exposure of the light source shall not be permitted in view of adjacent property or public right-of-way.

2. The maximum height above the ground grade for light fixtures mounted on a pole is twenty-five (25 feet).

3. No light sources shall be located on the roof unless said light enhances the architectural features of the building and is approved by the Zoning Administrator and the Design Review Commission.

4. All light poles shall be black or another similarly dark color.

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F. Exterior Storage Screening Standards

1. Exterior storage includes the storage of goods, materials, manufactured products, equipment school buses, motor freight tractors and trailers and similar items not fully enclosed by a building.

2. Exterior storage requires 100% screening with a wall constructed only of the materials allowed to be used for the principal structure, and requires vegetative screening along the wall.

3. The area of exterior storage may not exceed 40% of the area of a lot that is 5 or more acres. The area of exterior storage may not exceed the lesser of 75% of the footprint of the building or 40% of the area of the lot on lots smaller than 5 acres. Storage must be located to the rear or side of the principal building on the site.

Sec. 12-132 Minimum Requirements

	A	RR	VHS-R	VHS-C	I-1A	I-1B	I-1C	MS
11. Maximum structure height (ft)	35	35	35	35	35 <u>50</u>	35 <u>50</u>	35	35

Whenever the street right of way is greater than 66 feet, the setback shall be 117 feet from the edge of the street right of-way. **In the II-A and II-B districts, the setback from the I-94 right-of-way line shall be a minimum of 10 feet.

Sec. 12-55 Definitions

Business Service means a service provided to other businesses such as Information Technology services or accounting services.

Data Center means a facility used to house computer systems and associated components, such as telecommunications and storage systems.

Distribution Center means a use that, apart from storing products, offers value-added services like product mixing, order fulfillment, cross docking, packaging etc. The maximum size allowed for a distribution center is 30,000 sq. ft. A Distribution Center use does not involve the exterior storage of motor freight tractors and trailers.

Flex Office means industrial space that is used for warehouse space, a portion of which can be converted to office or showroom space. The space can be "flexed" into larger or smaller office vs. warehouse spaces as needed.

Fulfillment Center–Ecommerce means industrial space that serves ecommerce merchants by enabling them to outsource warehousing and shipping. Sellers send merchandise to the fulfillment center, and the outsourced provider ships it to customers for them. The maximum size allowed for a fulfillment center is 30,000 sq. ft.

Self Storage, Multi Story means a climate controlled multi-story facility with quality exterior materials as required by the Industrial Zone architectural standards

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Training Facility. An indoor training facility operated by a company to train its own employees. Not commercial.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 19TH DAY OF JUNE, 2018.