

DISTRICT REGULATIONS**§ 152.020 RESTRICTIONS.**

Where the conditions imposed by any provision of this chapter are either more or less restrictive than comparable conditions imposed by other city code provision, rule or regulation of the city, the city code provision, rule or regulation which imposes the more restrictive condition, standard or requirement shall prevail. The Zoning Administrator shall determine which is more "restrictive" and appeals from the determination may be made in the manner provided herein.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.021 ALL-ENCOMPASSING.

No building, structure or land be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed or reconstructed, moved or altered, except in conformity with all district regulations herein specified.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.022 NON-REDUCTION.

No yard or lot existing at the time of passage of this chapter shall be reduced in area or dimension below the minimum requirements of this chapter. Yards or lots created after the effective date of this chapter shall meet, at least, the minimum requirements established by this chapter.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.023 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.

Where uncertainty exists as to boundaries to districts as shown on the official zoning map, the following rules shall apply:

(A) *Streets*. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be constructed to follow the centerlines;

(B) *Lot lines*. Boundaries indicated as approximately following platted lot lines shall be construed as following the lot lines;

(C) *City limits*. Boundaries indicated as approximately following city limits shall be construed as following city limits;

(D) *Railroads*. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;

(E) *County drains*. Boundaries indicated as approximately following the centerlines of county drains or other bodies of water shall be construed to follow the centerlines;

(F) *Extensions*. Boundaries indicated as parallel to or extensions of features indicated in divisions (A) through (E) above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map or field survey; and

(G) *Vacated ways*. Whenever any street, alley or other public way is vacated in the manner authorized by law, the zoned district adjoining each side of the street, alley or public way shall be automatically extended to the center of the vacation and all included in the vacation shall then, and henceforth, be subject to any and all regulations of the extended districts.
(Ord. 125, 2nd Series, passed 12-15-2003)

A-O (AGRICULTURAL-OPEN SPACE DISTRICT)

§ 152.035 PURPOSE.

The "A-O" Agricultural-Open Space District is intended to provide a district which will allow suitable areas of the city to be retained and utilized for low density residential, open space and/or agricultural uses, prevent rapid urbanization and provide economy in public expenditures for public utilities and service.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.036 PERMITTED USES.

(A) Single-family dwellings, minimum width of the structure at its narrowest point shall not be less than 22 feet;

(B) Farming and agricultural related buildings and structures subject to state pollution control standards, but not including commercial feed lots or other commercial operations;

(C) Public parks, recreational areas, wildlife areas and game refuges;

(D) Nurseries and tree farms;

(E) Essential services;

(F) Day care facilities serving 12 or fewer persons, residential care facilities serving six or fewer persons, and group family day care facilities licensed under Minn. Rules parts 9502.0315 to 9502.0445, serving 14 or fewer persons; and

(G) Accessory uses per § 152.039.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.037 CONDITIONAL USES.

(A) Municipal buildings;

(B) Planned unit developments (PUD);

(C) Commercial outdoor recreational areas;

(D) Commercial riding stables;

(E) Vet clinics;

(F) Kennels;

(G) Camping facilities;

(H) Cemeteries;

(I) Other uses similar in nature to those uses listed in this section and which in the opinion of the City Planning Commission will not be detrimental to the integrity of the district; and

(J) Manufactured home parks.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.038 YARD AND LOT REQUIREMENTS.

	<i>Single-Family</i>	<i>All Other Uses</i>	<i>Accessory Structures</i>
Minimum lot area (sq. ft.)	7,000	7,000	-
Minimum lot width at setback line (ft.)	100	100	-
Minimum lot depth (ft.)	120	120	-
Minimum rear yard setback (ft.)	25	25	[2]
Minimum front yard setback (ft.)	25	25	25

	<i>Single-Family</i>	<i>All Other Uses</i>	<i>Accessory Structures</i>
Minimum side yard setback (ft.)	[1]	[1]	5
Maximum lot coverage	35%	35%	-
Maximum height (ft.)	35	35	15

NOTES TO TABLE:

[1] A total of 20% of lot width at front yard setback divided evenly on each side of the structure.

[2] Five feet unless a garage entrance faces onto a street, avenue or alley, the minimum setback will be 18 feet from the property line to accommodate a vehicle from encroaching onto public right-of-way. A setback of 10 feet is required if there is a utility easement.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.039 ACCESSORY USES AND BUILDINGS PERMITTED.

(A) Home occupations;

(B) Garage space: all single-family homes built, assembled or placed for sheltered, off-street parking for two standard sized automobiles; and

(C) Storage and farm buildings.

(Ord. 125, 2nd Series, passed 12-15-2003)

R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

§ 152.050 PURPOSE.

The single-family residential district is designed for low density single-family residences and provide certain private and public facilities and services that are compatible with the neighborhood.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.051 PERMITTED USES.

(A) Single-family dwellings, minimum width of the structure at its narrowest point shall not be less than 22 feet;

(B) Manufactured housing per § 152.365;

- (C) Public parks and playgrounds;
- (D) Essential services;
- (E) Accessory uses per § 152.054;
- (F) Home occupations per §§ 152.350 through 152.354;
- (G) Signs per §§ 152.440 through 152.462; and

(H) Day care facilities serving 12 or fewer persons, residential care facilities serving six or fewer persons, and group family day care facilities licensed under Minn. Rules parts 9502.0315 to 9502.0445, serving 14 or fewer persons.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.052 CONDITIONAL USES.

- (A) Cemeteries;
- (B) Non-profit recreational uses;
- (C) Nursery schools;
- (D) Hospitals and clinics for humans;
- (E) Public utility buildings;
- (F) Water recreation and storage;
- (G) Fire stations;
- (H) Municipal buildings and libraries;
- (I) Two-family dwellings;
- (J) Planned unit residential project;
- (K) Greenhouses;
- (L) Nursing homes;
- (M) Second garages;

(N) Churches; and

(O) Private, public and parochial schools.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.053 YARD AND LOT REQUIREMENTS.

	<i>One-Family</i>	<i>All Other Uses</i>	<i>Accessory Structures</i>
Minimum lot area (sq. ft.)	12,000	12,000	-
Minimum lot width at setback: line (ft.)	100	100	-
Minimum lot depth (ft.)	120	120	-
Minimum rear yard setback (ft.) building line to lot line	25	25	**
Minimum front yard setback (ft.) building line to lot line	25	25	25
Minimum side yard setback (ft.)	*	*	5
Maximum lot coverage	35%	35%	-
Maximum building height (ft.)	35		15

NOTES TO TABLE:

* A total of 20% of lot width at front yard setback divided evenly on each side of the structure. Side yard setback on corner lots shall be the same as the front yard setback.

** Five feet unless a garage entrance faces onto a street, avenue or alley, the minimum setback will be 18 feet from the property line to accommodate a vehicle from encroaching onto public right-of-way. A setback of 10 feet is required if there is a utility easement.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.054 ACCESSORY USES AND BUILDINGS PERMITTED.

(A) Home occupations;

(B) Garage space: all single-family homes built, assembled or placed on residential lots must provide, at the minimum, access to and space for sheltered, off-street parking for two standard sized automobiles;

(C) Storage buildings: these structures are to be used exclusively for the storage of household, yard and related supplies and equipment; and

(D) See §§ 152.325 through 152.336 for additional restrictions.
(Ord. 125, 2nd Series, passed 12-15-2003)

R-2 (URBAN RESIDENTIAL DISTRICT)

§ 152.065 PURPOSE.

The Urban District is designated for land that is presently developed in predominantly urban residential lots. The purpose of this district is to permit the continuation and limited expansion of the more densely populated, established sections of the city.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.066 PERMITTED USES.

(A) Single-family dwellings, minimum width of the structure at its narrowest point shall not be less than 22 feet;

(B) Two-family dwellings;

(C) Manufactured housing per § 152.365;

(D) Essential services;

(E) Accessory uses per § 152.069;

(F) Public parks and playgrounds;

(G) Home occupations per §§ 152.350 through 152.354; and

(H) Day care facilities serving 12 or fewer persons, residential care facilities serving six or fewer persons, and group family day care facilities licensed under Minn. Rules parts 9502.0315 to 9502.0445, serving 14 or fewer persons.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.067 CONDITIONAL USES.

(A) Cemeteries;

(B) Private, public and parochial schools;

(C) Home occupations that do not meet the permitted use requirements per §§ 152.350 through 152.354;

(D) Non-profit recreational uses;

(E) Nursery schools;

(F) Nursing homes;

(G) Hospitals and clinics for humans;

(H) Boarding and lodging houses subject to a maximum of eight accommodation units;

(I) Offices and quasi-public facilities of philanthropic or charitable institutions;

(J) Public utility buildings;

(K) Fire stations;

(L) Funeral homes;

(M) Water recreation and storage;

(N) Municipal buildings, libraries, museums and art exhibition centers;

(O) Multiple-family dwellings;

(P) Planned unit residential projects;

(Q) Neighborhood commercial;

(R) Churches; and

(S) Manufactured home parks.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.068 YARD AND LOT REQUIREMENTS.

	<i>One-Family</i>	<i>Two-Family</i>	<i>Accessory Structures</i>
Minimum lot area	7,000	7,000	-
Minimum lot width at setback line (ft.)	70	70	-

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	<i>One-Family</i>	<i>Two-Family</i>	<i>Accessory Structures</i>
Minimum lot depth (ft.)	100	100	-
Minimum rear yard setback (ft.) building line to lot line	25	25	**
Minimum front yard setback (ft.) building line to lot line	25	25	25
Minimum side yard setback (ft.)	*	*	5
Maximum lot coverage	40%	40%	-
Maximum building height (ft.)	35	35	15

NOTES TO TABLE:
 * A total of 20% of lot width at front yard setback divided evenly on each side of the structure. Side yard setback on corner lots shall be the same as the front yard setback.
 ** Five feet unless a garage entrance faces onto a street, avenue or alley, the minimum setback shall be 18 feet from the property line to accommodate a vehicle from encroaching onto public right-of-way. A setback of 10 feet is required if there is a utility easement.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.069 ACCESSORY USES AND BUILDINGS PERMITTED.

(A) Home occupations per §§ 152.350 through 152.354;

(B) Garage space: all single-family homes built, assembled or placed on residential lots must provide, at the minimum, access to and space for sheltered, off-street parking for two standard sized automobiles;

(C) Storage buildings: these structures are to be used exclusively for the storage of household, yard and related supplies and equipment; and

(D) See §§ 152.325 through 152.336 for additional restrictions.

(Ord. 125, 2nd Series, passed 12-15-2003)

R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT)

§ 152.080 PURPOSE.

R-3, the Multi-Family Residential District, is designated for apartment complexes, townhouses, retirement complexes and other innovative multi-family developments.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.081 PERMITTED USES.

- (A) Two-family dwellings;
- (B) Multiple-family dwellings;
- (C) Planned unit residential projects per §§ 152.190 through 152.193;
- (D) Public parks and playgrounds;
- (E) Retirement, nursing and convalescent homes;
- (F) Accessory uses per § 152.084;
- (G) Essential services; and

(H) Day care facilities serving 12 or fewer persons, residential care facilities serving six or fewer persons, and group family day care facilities licensed under Minn. Rules parts 9502.0315 to 9502.0445, serving 14 or fewer people.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.082 CONDITIONAL USES.

- (A) Cemeteries;
- (B) Non-profit recreational uses;
- (C) Nursery schools;
- (D) Public, private and parochial schools;
- (E) Hospitals and clinics for humans;
- (F) Public utility buildings;
- (G) Hotels, motels and tourist homes for transient guests;
- (H) Fire stations;
- (I) Funeral homes;
- (J) Water recreation and water storage;

(K) Municipal buildings and libraries;

(L) Manufactured home parks;

(M) Neighborhood commercial; and

(N) Churches.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.083 YARD AND LOT REQUIREMENTS.

	<i>Multiple-Family</i>	<i>Accessory Structure</i>
Minimum lot area (sq. ft.)	*	-
Minimum lot width at front yard setback (ft.)	100	-
Minimum lot depth (ft.)	120	-
Minimum rear yard setback (ft.)	25	**
Minimum front yard setback (ft.)	25	25
Minimum side yard setback (ft.)	***	5
Minimum lot coverage	40%	-
Maximum height (ft.)	45	15

NOTES TO TABLE:

* Not less than 12,000 sq. ft. for each multiple-family dwelling having 4 dwelling units or less, and not less than 750 additional sq. ft. for each additional unit.

** Five feet unless a garage entrance faces onto a street, avenue or alley, the minimum setback will be 18 feet from the property line to accommodate a vehicle from encroaching onto public right-of-way. A setback of 10 feet is required if there is a utility easement.

*** A total of 20% of lot width at front yard setback divided evenly on each side of the structure. Side yard setback on corner lots shall be the same as the front yard setback.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.084 ACCESSORY USES AND BUILDINGS PERMITTED.

(A) Home occupations;

(B) Storage buildings: these structures are to be used exclusively for the storage of household, yard and related supplies and equipment; and

(C) See §§ 152.325 through 152.336 for additional restrictions.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.085 USABLE OPEN SPACE.

Except for elderly (senior citizen) housing, each multiple-family dwelling site shall contain at least 350 square feet of usable open space for each dwelling unit contained therein. Open space shall not include driveways, parking lots or other surfaces designated or intended for vehicular use.
(Ord. 125, 2nd Series, passed 12-15-2003)

B-1 (NEIGHBORHOOD BUSINESS DISTRICT)

§ 152.095 PURPOSE.

The B-1, Neighborhood Business District, is intended to identify suitable compact areas within the city for the maintenance and development of commercial service nodes which offer convenience services and retail goods to adjacent residential neighborhoods. The commercial clusters may have limited operations which serve patrons in automobiles, subject to issuance of a conditional use permit, but are primarily pedestrian oriented for the convenience of local residents.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.096 PERMITTED USES.

- (A) Retail businesses;
- (B) Offices;
- (C) Single-family dwellings, minimum width of the structure at its narrowest point shall not be less than 22 feet;
- (D) Two-family dwellings;
- (E) Multiple-family dwellings;
- (F) Home occupations per §§ 152.350 through 152.354;
- (G) Essential services; and

(H) Accessory uses per § 152.099.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.097 CONDITIONAL USES.

- (A) Self-service establishments;
- (B) Entertainment facilities;
- (C) Eating and drinking establishments;
- (D) Banks;
- (E) Studios;
- (F) Automotive service station;
- (G) Churches;
- (H) Drive-up facilities;
- (I) Public utility building;
- (J) Car wash; and
- (K) Funeral homes.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.098 YARD AND LOT REQUIREMENTS.

- (A) Minimum lot width: 50 feet;
- (B) Minimum lot depth: 100 feet;
- (C) Front yard setback: 25 feet;
- (D) Side yard setback: 10% of lot frontage to a maximum of ten feet;
- (E) Rear yard setback: 15 feet;
- (F) Detached accessory structures, both side and rear setbacks: five feet;

(G) Minimum lot area: 5,000 square feet;

(H) Allowable percentage of lot coverage (all structures): 50%;

(I) Maximum height for principal structures: 35 feet; and

(J) Maximum height for accessory structures: 15 feet.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.099 ACCESSORY USES AND STRUCTURES PERMITTED.

Those uses and structures directly associated with the principal business.

(Ord. 125, 2nd Series, passed 12-15-2003)

B-2 (HIGHWAY BUSINESS DISTRICT)

§ 152.110 PURPOSE.

B-2, Highway Business District, is designed to provide areas for commercial establishments that offer a broad range of goods and services largely to accommodate automobile-oriented customers. Uses would be primarily highway-oriented, provide compact and convenient shopping areas, and means of safe access and egress to abutting roads and highways.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.111 PERMITTED USES.

(A) Shopping centers, malls or plazas;

(B) Office parks or complexes;

(C) Eating and drinking establishments;

(D) Hotels and motels;

(E) Auto sales, service and repair;

(F) Retail businesses;

(G) Commercial recreation and entertainment centers;

(H) Essential services;

(I) Accessory uses per § 152.114;

(J) Supply yards (lumber yards and the like); and

(K) Banks.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.112 CONDITIONAL USES.

(A) Light manufacturing;

(B) Churches;

(C) Educational institutions;

(D) Planned unit development;

(E) Livestock sales or auction centers and confinement buildings;

(F) Single-family residential;

(G) Water recreation and water storage;

(H) Fire station and municipal buildings;

(I) Public utility buildings;

(J) Wholesale buildings;

(K) Gas/service stations per § 152.475;

(L) Car wash per § 152.476; and

(M) Other highway-oriented uses as determined appropriate by the Planning Commission.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.113 YARD AND LOT REQUIREMENTS.

(A) Minimum lot area: 12,000 square feet;

(B) Minimum lot width: 100 feet;

(C) Minimum lot depth: 120 feet;

(D) Front yard setback: 25 feet;

(E) Side yard setback: a total of 20% of lot width at front yard setback divided evenly on each side of the structure. Side yard setbacks on corner lots shall be the same as the front yard setback;

(F) Rear yard setback: 15 feet;

(G) Rear yard setback abutting "R" district boundary: 30 feet;

(H) Detached accessory structures setback: 20 feet;

(I) Allowable percentage of lot coverage (all structures): 60%;

(J) Maximum height: 60 feet;

(K) Maximum height of accessory buildings: 15 feet.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.114 ACCESSORY USES AND STRUCTURES PERMITTED.

Those uses and structures directly associated with the principal business.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.115 SPECIAL DISTRICT PROVISIONS.

(A) *Traffic and circulation.*

(1) All commercial buildings or structures and their accessory uses shall be accessible to and from nearby public streets and sidewalks by driveways and walkways surfaced with a hard, all-weather, durable, dust-free material and properly drained.

(2) Vehicular traffic generated by a business use shall be channeled and controlled in a manner that will avoid congestion on the public streets, traffic hazards and excessive traffic through residential areas, particularly truck traffic.

(3) No areas used by motor vehicles other than driveways serving an ingress and egress to the commercial site shall be located within the public street right-of-way.

(4) Wherever possible, the placement of structures in the B-2 District shall be such that a service or frontage road may be constructed yet retain sufficient lot area for parking and internal vehicular circulation.

(B) *Screening.* All principal, accessory and conditional uses, except business signs, which are situated within 50 feet of a residential district, shall be screened and buffered from the district by a land separation of open space which shall have a minimum depth of 30 feet and shall include a required wall or fence of not less than 90% opacity and not less than five feet, nor more than seven feet, in height above the level of the residential district property at the district boundary. All required screening devices shall be designed so that they are architecturally harmonious with the principal structures on the site and they shall be properly maintained so as not to become unsightly, hazardous or less opaque than originally constructed. A greenbelt planting strip shall consist of evergreen trees and/or deciduous trees and plants and shall be of sufficient width and density to provide an effective visual screen. This planting strip shall be designed to provide substantial visual screening, a minimum height of six feet.

(C) *Landscaping.* All exposed ground areas surrounding or within a principal or accessory use including street boulevards, which are not devoted to drives, sidewalks, patios or other uses shall be landscaped with grass, shrubs, trees or other ornamental landscape materials. All landscaped areas shall be kept neat, clean and uncluttered. No landscaped area shall be used for parking of vehicles or the storage or display of materials, supplies or merchandise.

(D) *Storage, displays.* All materials, supplies, merchandise or other similar matter not on display within a completely enclosed building within the B-2 District, or within the confines of a 100% opaque wall or fence not less than five feet high. Merchandise which is offered for sale as described heretofore may be displayed beyond the confines of a building in the B-2 District, but the area occupied by the outdoor display shall not constitute a greater number of square feet than 10% of the ground floor area of the building housing the principal use, unless the merchandise is of a type customarily displayed outdoors such as garden supplies.

(E) *Performance standards.* All business operations and activities including, but not limited to, the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform with this chapter.

(Ord. 125, 2nd Series, passed 12-15-2003)

B-3 (CENTRAL BUSINESS DISTRICT)

§ 152.130 PURPOSE.

The B-3, Central Business District, is designed for providing the core service and retail businesses ample space to develop and allow those services to be accessed conveniently by residents and other

customers. All businesses and services located in this district shall be of beneficial nature to the city and promote orderly development and generate economic use of land.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.131 PERMITTED USES.

- (A) Retail businesses;
- (B) Eating and drinking establishments;
- (C) Personal and professional services;
- (D) Offices;
- (E) Hotels;
- (F) Municipal buildings and libraries;
- (G) Trade and vocational schools;
- (H) Commercial recreation;
- (I) Animal clinics;
- (J) Hospitals;
- (K) Essential services; and
- (L) Accessory uses.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.132 CONDITIONAL USES.

- (A) Water recreation and water storage;
- (B) Research laboratories;
- (C) Public utility buildings;
- (D) Planned unit business project;
- (E) Multiple-family dwellings;

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- (F) Wholesale business;
- (G) Supply yards;
- (H) Churches;
- (I) Fraternal organizations;
- (J) Light manufacturing;
- (K) Rental storage facilities;
- (L) Drive-up facilities;
- (M) Automotive service station per § 152.475;
- (N) Car wash per § 152.476;
- (O) Manufactured home parks;
- (P) Auto sales, service and repair; and

(Q) Other uses similar to those uses listed in this section, and which in the opinion of the City Planning Commission will not be detrimental to the integrity of the district.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.133 YARD AND LOT REQUIREMENTS.

- (A) Minimum lot width: 25 feet;
- (B) Minimum lot depth: 100 feet;
- (C) Maximum height: 35 feet;

(D) Rear yard setback requirements: no rear yard setback is required, except as hereinafter provided. When required, the rear yard requirements shall be 25 feet.

(1) A rear yard setback is required for buildings containing any dwelling units.

(2) A rear yard setback is required for any lot of which the rear or side line abuts a residential district (R-1, R-2 or R-3).

(E) Front yard setback requirements: no front yard setback is required on property abutting a public right-of-way; and

(F) Side yard setback requirements: no side yard setback is required, except as hereinafter provided. When required, the side yard setback shall be 10% of the lot width. A side yard setback is required for any lot of which the side line abuts a residential district.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.134 ACCESSORY USES AND STRUCTURES PERMITTED.

Those uses and structures directly associated with the principal business.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.135 SPECIAL DISTRICT PROVISIONS.

(A) *Storage displays.* All materials, supplies, merchandise or other similar matter not on display for direct sales, rental or lease to the ultimate consumer or user shall be stored within a completely enclosed building within the B-3 District or within the confines of a 100% opaque wall or screening device.

(B) *Exceptions to the off-street parking and loading.* Up to 100% of the total required off-street parking spaces may be waived if adequate off-street parking capacity exists or will be provided through public parking lots and parking garages.
(Ord. 125, 2nd Series, passed 12-15-2003)

I-1 (LIGHT INDUSTRIAL DISTRICT)

§ 152.150 PURPOSE.

I-1, Light Industrial District, provides space for the establishment of warehousing and light industrial development.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.151 PERMITTED USES.

(A) Governmental buildings;

(B) Vehicle, implement and/or equipment sales, services and repair;

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- (C) Trade and vocational schools;
- (D) Research and testing laboratories;
- (E) Supply yards (lumber yards and the like);
- (F) Warehousing of non-explosive material or equipment;
- (G) Truck terminals;
- (H) Wholesale businesses;
- (I) Radio and television offices and stations;
- (J) Freight and parcel shipping facilities;
- (K) Rental establishments;
- (L) Recreational vehicle/trailer sales, service and repair;
- (M) Essential services;
- (N) Storm water retention areas; and

(O) The production, assembly or processing of the following materials, goods or products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission which could disturb or endanger neighboring properties:

- (1) Advertising specialties;
- (2) Awnings, canopies and window treatments;
- (3) Bakery, candy, dairy and other food products;
- (4) Bottling facilities;
- (5) Ceramic products;
- (6) Clothing;
- (7) Computer and related components;
- (8) Cosmetics, drugs and other pharmaceutical products;

- (9) Electrical, plumbing and heating supplies and service;
- (10) Film processing;
- (11) Furniture, cabinets and similar wood/upholstery products;
- (12) Ice facilities;
- (13) Jewelry, watches and clocks;
- (14) Metal castings, stampings and extrusions (non-ferrous);
- (15) Metal finishing, fabrication and welding;
- (16) Monuments;
- (17) Musical instruments;
- (18) Office machines;
- (19) Optical goods;
- (20) Packing facilities;
- (21) Packing and crating establishments;
- (22) Printing and publishing;
- (23) Plastic injection molding and extrusion;
- (24) Sheet metal products;
- (25) Small home appliances;
- (26) Textile;
- (27) Tool and die operations;
- (28) Tools, hardware and plumbing appliances; and
- (29) Toys and novelties.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.152 CONDITIONAL USES.

- (A) Retail businesses;
- (B) Personal and professional services; and
- (C) All other uses not listed in § 152.151.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.153 YARD AND LOT REQUIREMENTS.

- (A) Minimum lot area: 20,000 square feet;
- (B) Minimum lot width: 100 feet;
- (C) Minimum lot depth: 200 feet;
- (D) Front yard setback: 25 feet;
- (E) Side yard setback: 15 feet;
- (F) Side yard detached accessory structures: five feet;
- (G) Rear yard setback: 30 feet;
- (H) Rear yard setback accessory structures: 12 feet;
- (I) Corner setback: 25 feet;
- (J) Setback from "R" district boundary: 30 feet;
- (K) Maximum height principal structure: 40 feet; and
- (L) Allowable lot coverage (all structures): 40%.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.154 ACCESSORY USES AND BUILDINGS PERMITTED.

- Those uses and structures directly associated with the principal business.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.155 SPECIAL DISTRICT PROVISIONS.

(A) *Landscaping.* All open areas of any site, lot, tract or parcel shall be graded to provide proper drainage, and except for areas used for parking, drives or storage, shall be landscaped with trees, shrubs or planted ground cover. It shall be the owner's responsibility to see that this landscaping is maintained in an attractive and a well-kept condition. All adjacent vacant lots, tracts or parcels under the same ownership shall also be properly maintained.

(B) *Storage.* All raw materials, supplies, finished or semi-finished products and equipment shall be stored in an orderly manner with all materials stored in neat and well organized stacks, piles or other orderly method appropriate for the material. In no event shall junk, rubbish, debris, weeds or tall grass, by-products, salvage and inoperable equipment or any other material or matter not used in the normal course of business be allowed to accumulate, or become offensive in any manner, to any measurable degree whatsoever. The Council may require all raw materials, supplies, finished or semi-finished products and equipment shall be stored within a completely enclosed building or within the confines of a 100% opaque wall or fence not less than five feet high; provided, however, that, motor vehicles necessary to the operation of the principal use and not more than three-quarter ton capacity may be stored within the permitted parking areas.

(C) *Screening.*

(1) All principal, accessory and conditional uses, except business signs, which are situated within 30 feet of a residential district, shall be screened and buffered from the district by a separation of open space which shall include a required fence or vegetative screening of not less than 90% opacity and not less than five feet, nor more than seven feet, in height above the level of the residential district property at the district boundary. Loading docks in the I-1 District shall be screened so as not to be visible from any public street right-of-way within a residential district.

(2) All required screening devices shall be designed so that they are architecturally harmonious with the principal structures on the site and they shall be properly maintained so as not to become unsightly, hazardous or less opaque than when originally constructed.
(Ord. 125, 2nd Series, passed 12-15-2003)

I-2 (HEAVY INDUSTRIAL DISTRICT)**§ 152.170 PURPOSE.**

I-2, Heavy Industrial District, provides space for a wide variety of industrial establishments which may operate to their maximum advantage without adversely affecting other nearby similar or dissimilar uses and activities.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.171 PERMITTED USES.

- (A) Research and testing laboratories;
- (B) Bottling plant;
- (C) Heavy equipment manufacture, sales, service or repair;
- (D) Manufacture, processing and fabrication of clay, concrete, wood, plastic and metal products;
- (E) Agriculture;
- (F) Trucking or freight terminal;
- (G) Warehousing; and
- (H) Essential services.

(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.172 CONDITIONAL USES.

- (A) Wrecking and salvage yards;
- (B) Chemical fertilizer plant;
- (C) Fuel and explosive material storage tanks and terminals;
- (D) Planned unit industrial park;
- (E) Automotive service stations per § 152.475;
- (F) Car washes per § 152.476; and

(G) Other uses similar in nature to those uses listed in this section and which in the opinion of the City Planning Commission, will not be detrimental to the integrity of the district.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.173 YARD AND LOT REQUIREMENTS.

- (A) Minimum lot area: 20,000 square feet;
- (B) Minimum lot width: 100 feet;

- (C) Minimum lot depth: no requirement stipulated;
- (D) Front yard setback: 25 feet;
- (E) Side yard setback: 20 feet;
- (F) Side yard detached accessory structures: five feet;
- (G) Rear yard setback: 50 feet;
- (H) Rear yard detached accessory structures: 12 feet;
- (I) Corner setbacks: 30 feet;
- (J) Setbacks from "R" District boundary: 75 feet;
- (K) Maximum height principal structure: 45 feet;
- (L) Maximum height accessory structure: 25 feet; and
- (M) Allowable lot coverage (all structures): 60%.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.174 ACCESSORY USES AND STRUCTURES PERMITTED.

Those uses and structures directly associated with the principal business.
(Ord. 125, 2nd Series, passed 12-15-2003)

§ 152.175 SPECIAL DISTRICT PROVISIONS.

(A) *Landscaping.* All open areas of any site, lot, tract or parcel shall be graded to provide proper drainage, and except for areas used for parking, drives or storage, shall be landscaped with appropriate dust-free and attractive material. The landscaping shall conform with the development plan approved at the time the building permit was issued. It shall be the owner's responsibility to see that the lot area is maintained in a well-kept condition. All vacant lots, tracts or parcels abutting and under the same ownership shall be properly maintained.

(B) *Storage.* All raw materials, supplies finished or semi-finished products and equipment shall be stored in an orderly manner with all materials stored in neat and well organized stacks, piles or other orderly method appropriate for the material. In no event shall junk, rubbish, debris, weeds or tall grass, by-products, salvage and inoperable equipment or any other material or matter not used in the normal

course of business be allowed to accumulate, or become offensive in any manner, to any measurable degree whatsoever. The Council may require all raw materials, supplies, finished or semi-finished products and equipment shall be stored within a completely enclosed building, or within the confines of a 100% opaque wall or fence not less than five feet high; provided, however, that, motor vehicles necessary to the operation of the principal use may be stored within the permitted parking lot areas. (Ord. 125, 2nd Series, passed 12-15-2003)