

SECTION 48. LIGHT INDUSTRIAL (I) DISTRICT

1. Purpose.

The light industrial (I) district is intended and designed to provide areas of the city suitable for activities and uses that are commercial and general services related and/or of a light industrial nature. These are areas that have the prerequisites for industrial development, but because of proximity to residential areas or the need to protect certain areas or uses from adverse influences, high development standards will be necessary. The light industrial district is intended and designed to provide areas of the city suitable for activities and uses that are industrial in nature. Industrial uses within this district are limited to those that do not generate noise, odor, vibration, or other discharge discernable from areas outside the parcel on which the use is located. This category is aimed towards industrial uses that are lower in intensity of activity such as offices, warehousing, research laboratories, and light manufacturing.

2. Permitted uses.

- A. Uses allowed in the B-2 and B-3 districts as determined by the planning commission and approved by the city council.
- B. Tavern, bar, brewery and taproom.
- C. Industrial condominium/multi-tenant structure.
- D. Manufacturing, light—excluding those uses that generate any discernable discharge that cannot be maintained on the site and any use that requires any outside manufacturing activities.
- E. Municipal facilities.
- F. Research facilities.
 - G. Research facility.
 - H. Retail sales, incidental to manufacturing, of products manufactured, assembled, or warehoused on the premises, provided no more than 25 percent of the building is used for retail space.
 - I. Warehousing and distribution.
 - J. Other similar uses to those permitted in this section as determined by the planning commission and approved by the city council.
 - K. Brew pub.
 - L. Craft brewery.
 - M. Micro distillery.
 - N. Food truck.

(Ord. No. 28, Third Series, 6-17-2015; Ord. No. 2021-06, 10-11-2021)

3. Accessory uses.

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- A. Fuel tanks as regulated by the uniform fire code
 - B. Trash enclosure service structure.
 - C. Other uses customarily associated with a permitted use as determined by the planning commission and approved by the city council.

4. Conditional uses.

- A. Uses allowed in the B-2 and B-3 Districts as determined by the planning commission and approved by the city council.
- B. Adult uses—as regulated under Appendix A, Zoning, Section 10-5.
- C. Commercial and public radio and television transmission and public utility microwave antenna.
- D. Construction sales and services
- E. Exterior storage as regulated under Appendix A, Zoning, Section 24
- F. Kennel, commercial as regulated under East Bethel Code of Ordinances, Chapter 10
- G. Maintenance and repair facilities directly associated with the primary business and contained inside the principal structure or other buildings on the site.
- G. Telecommunication facilities as regulated under Appendix A, Zoning, Section 16.
- H. Two or more buildings on same lot provided such buildings relate to the permitted use and meeting the requirements of the Minnesota State Building Code.
- I. Other similar uses to those permitted in this section as determined by the planning commission and approved by the city council.

5. Interim uses.

- A. Temporary/seasonal sales as permitted in Section 10. General Development Regulations.
- B. Other uses similar to those permitted in this section as determined by the planning commission and approved by the city council.

6. Prohibited uses.

- A. Trucking and motor freight terminals.
- B. Slaughterhouses.
- C. Recycling centers and drop off facilities.
- D. Auto reduction yards.
- E. Impound lots.
- F. Motor vehicle sales.

7. Development regulations.

- A. *Minimum lot requirements:*

1)	Lot area:
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	a)	Without sewer and water	10 acres
	b)	With sewer and water	1 acre
2)	Lot width		150 feet
3)	Minimum buildable area		23,000 square feet

B. *Setbacks:*

1)	Front yard:		
	a)	Local/collector street	40 feet
	b)	Arterial street	50 feet
	c)	State/county street	100 feet
2)	Side yard		10 feet, except 60 feet if abutting a residential district
3)	Rear yard		25 feet, except 60 feet if abutting a residential district

C. *Building:*

1)	Maximum building height	50 feet from ground level
2)	Minimum building size	5,000 square feet
3)	Maximum lot coverage	80 percent

D. All uses shall comply with all other sections of the East Bethel City Code and be consistent with the city comprehensive plan.

(Ord. No. 19, Second Series, 5-5-2010; Ord. No. 28, Second Series, 12-1-2010; Ord. No. 48, Fourth Series, 9-21-2016)