

**Chapter 71**  
**I1, GENERAL INDUSTRIAL DISTRICT**

**SECTION:**

- XX-71-1: Purpose
- XX-71-2: Permitted Uses
- XX-71-3: Conditional Uses
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- XX-71-5: Uses by Administrative Permit
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- XX-71-7: Lot Requirements
- XX-71-8: Setbacks
- XX-71-9: Building Height

**XX-71-1: PURPOSE:** The purpose of the I1 district is to provide locations for industrial development adjacent to existing industrial development and along a federal, state, county, or local road. (Ord. 900, 18 Apr 22)

**XX-71-2: PERMITTED USES:** In addition to other uses specifically identified elsewhere in this Ordinance, the following are permitted uses in a I1 district:

- A. Agriculture
- B. Athletic Clubs
- C. Bus Service
- D. Communication Towers up to 200 feet
- E. Contractor's Yard (Small and Medium)
- F. Grading, Filling, or Excavating, Temporary
- H. Manufacturing, compounding, processing, packaging, treatment, or assembly of products and materials
- I. Offices
- J. Private Motor Sport Vehicle Tracks
- K. Research and Development Operations
- L. Restaurants
- M. Sales or service businesses dealing principally with business, not retail, customers
- N. Seasonal Storage
- O. Warehousing, other than self storage facilities
- P. Wholesale Sales Businesses
- Q. Windpower Management (Hobbyist) (Ord. 900, 18 Apr 22)(Ord. 900-2, 19 Sep 23)

**XX-71-3: CONDITIONAL USES:** In addition to other uses specifically identified elsewhere in this ordinance, the following are conditional uses in a I1 district and require a conditional use permit based upon procedures set forth in and regulated by chapter 4 of this ordinance. Additionally, besides the specific standards and criteria which may be provided for in section XX-4-4 of this ordinance, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in section XX-4-2 and section XX-4-3 of this ordinance.

- A. Communication Towers over 200 feet in height
- B. Permanent government structures
- C. Public motor sport facilities and tracks
- D. Recycling operations for non-hazardous waste
- E. Single-family Housing (Ord. 900, 18 Apr 22)

**XX-71-4: INTERIM USES:** In addition to other uses specifically identified elsewhere in this ordinance, and subject to applicable provisions of this ordinance, the following are interim uses in a I1 district and are governed by chapter 5 of this ordinance. Additionally, besides the specific standards and criteria which may be provided for in section XX-5-4 of this ordinance, each request for an interim use permit shall be evaluated based upon the standards and criteria set forth in section XX-5-2 and section XX-5-3 of this ordinance, with termination as specified by section XX-5-6 of this ordinance.

- A. Asphalt and Concrete Mixing Plants, Portable
- B. Auction Business
- C. Automobile Mechanical and/or Body Repair Shop (Ord. 900, 18 Apr 22)
- D. Commercial Kennel (Ord. 900-2, 19 Sep 23)
- E. Contractor's Yard (Large)
- F. Mining
- G. Occasional Special Event
- H. Seasonal or Temporary Businesses
- I. Sexually Oriented Uses, Principal
- J. Temporary Use by Government Entities (Ord. 900, 18 Apr 22)

**XX-71-5: USES BY ADMINISTRATIVE PERMIT:** In addition to other uses specifically identified elsewhere in this ordinance, and subject to applicable provisions of this section, performance standards established by this ordinance, and processing requirements of chapter 8 of this ordinance, the following are uses allowed in a I1 district by administrative permit:

- A. None (Ord. 900, 18 Apr 22)

**XX-71-6: PERMITTED ACCESSORY USES:** In addition to other uses specifically identified elsewhere in this ordinance, the following are permitted accessory uses in a I1 district:

- A. Essential public or private utilities
- B. Railroad spurs

- C. Solar (Accessory) Energy System, Ground-Mount
- D. Solar (Accessory) Energy System, Rooftop (Ord. 900, 18 Apr 22)

**XX-71-7: LOT REQUIREMENTS:** The following minimum lot requirements shall be observed in an I1 district subject to additional requirements, exceptions, and modifications set forth in this ordinance:

A. Lot Area:		
	Unplatted Parcel	40.0 acres
	Platted Lot	30,000 square feet
B. Lot Width:		150 feet
C. Lot Depth		200 feet

(Ord. 900, 18 Apr 22)

**XX-71-8: SETBACKS:** The following minimum setback requirements shall be observed in a I1 district subject to additional requirements, exceptions, and modifications set forth in this ordinance:

A. Front Yard or Side Yard Abutting a Public Road:		
	Unplatted Parcel (from centerline):	
	Township Road:	100 feet
	County Road:	100 feet
	County State Aid Highway:	130 feet
	US Highway 169:	200 feet of closest traveled lane or 80 feet from centerline of service road
Platted lot (from right-of-way):		
	Township Road:	50 feet
	County Road:	50 feet
	County State Aid Highway:	70 feet
	US Highway 169:	100 feet
B. Side Yard:		
	Unplatted Parcel:	50 feet
	Platted Lot:	20 feet
C. Rear Yard:		20 feet
	Unplatted Parcel:	50 feet
	Platted Lot:	20 feet
D. Side or Rear Yard abutting a R District		50 feet
E. County Ditch (from top of bank):		50 feet
F. Pipeline Easement/Right-of-Way:		50 feet

(Ord. 900, 18 Apr 22)

**XX-71-9: BUILDING HEIGHT:** No structure within an I1 district shall exceed the following height, except as provided for by section XX-17-5 of this ordinance or other requirements, exceptions, and modifications set forth in this ordinance:

A. Principal Building:	35 feet
B. Shoreland Overlay District:	25 feet

(Ord. 900, 18 Apr 22)