

## **Section 45-010 Purpose and Intent**

It is the purpose of the Light Industrial District to permit light industrial uses that are free from objectionable features or whose objectionable features can be eliminated by design, screening and other appropriate devices.

## **Section 45-015 Definitions**

**Accessory Structure or Use:** A structure or use of secondary or subordinate use to the principal structure or use, located on the same lot.

**Automobile Body Shop:** A building or any portion thereof designed primarily for major reconditioning of worn or damaged motor vehicles or trailers; collision service including body, frame, or fender straightening or repair, and overall painting of vehicles.

**Automobile Service Station:** A building or any portion thereof designed primarily for the supplying of motor fuel, oil, lubrication and accessories to motor vehicles.

**Building:** Any structure having a roof or other covering, built for the support, shelter or enclosure of persons, animals, cattle or movable property of any kind, and includes any structure.

**Building Height:** The vertical distance measured from the average grade of a building line to the top, to the cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the distance of the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on pitched or hip roof.

**Cannabis Cultivation:** A business with a cannabis cultivator license, medical cannabis cultivator license, or cultivation endorsement from the OCM.

**Cannabis Delivery:** A business with a cannabis delivery service license or delivery service endorsement from the OCM.

**Cannabis Manufacturing:** A business with a cannabis manufacturer license or manufacturing endorsement from the OCM.

**Cannabis Processing:** A business with a medical cannabis processor license or processing endorsement from the OCM.

**Cannabis Testing:** A business with a cannabis testing facility license or testing endorsement from the OCM.

**Cannabis Transportation:** A business with a cannabis transporter or cannabis delivery service license or transportation endorsement from OCM.

**Cannabis Wholesaling:** A business with a cannabis wholesaler license or wholesaling endorsement from the OCM.

**Conditional Use:** A land use of development as defined by ordinance that may be allowed only after an in-depth review procedure and with appropriate restrictions or conditions as provided by this zoning ordinance upon a finding that standards and criteria stated in this Ordinance will be satisfied.

**Day Care Facilities:** A facility licensed by the State Department of Human Services, public or private, which for gain or otherwise regularly provides one or more persons, as defined by the State Human Services Licensing

Act, with care, training, or supervision habilitation, rehabilitation or developmental guidance on a regular basis, for periods of less than 24 hours per day, in a place other than the person's own home. Day care facilities include, but are not limited to: family day care homes, group family day care homes, day care centers, day nurseries, nursery schools, developmental achievement centers for children, day training and rehabilitation services for adults, day treatment programs, adult day care centers, and day services.

**Easement:** A grant by a property owner for a specified use of land by a corporation, the public or specified persons.

**Environmental Assessment Worksheet (EAW):** a brief document, in worksheet format, that helps local governments determine if a proposed action is a major action with a potential for significant environmental effects, but also to consider alternatives and to institute methods for reducing environmental effects.

**Floor Area:** Total gross area of all floors as measured to the outside surfaces of exterior walls, excluding crawl spaces, garages, carports, breeze ways, attics without floors, and open porches, balconies, decks and terraces.

**Floor Area Percentage:** The total floor area divided by the total lot areas.

**Ground Coverage Percentage:** The percentage of lot area included within the outside lines of exterior walls of all buildings located on the lot including: porches, decks, patios, breeze ways, balconies, and bay windows. In Shoreland areas, all permeable surfaces are included in computing ground coverage percentages

**Impervious Surface:** A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at increased rate of flow than prior to development. Examples normally include rooftops, sidewalks, patios, driveways, parking lots, storage areas and concrete, asphalt or gravel surfaces. (also see "Lot Coverage")

**Individual Sewage Treatment System:** A sewage treatment system, other than a public or community system, which receives sewage from an individual establishment. Unless otherwise indicated, the word "system", as it appears in the ordinance, means an individual sewage treatment system.

**Industrial Use:** The use of land or buildings for the production, manufacture, warehousing, storage or transfer of goods, products, commodities or other wholesale items.

**Interim Use:** a temporary use of property until a particular date, until the occurrence of a particular event, or until zoning regulations no longer permit it.

**Lot:** A parcel of land designated by plat, metes and bounds, registered land survey, auditors' plat or other accepted means and separated from other parcels or portions by said description for the purpose of sale, lease or separation.

**Lot Area:** The area of land within the boundaries of a lot, excluding that portion of a lot which is below the ordinary high-water level.

**Lot Coverage Percentage:** The percentage of lot area within the outside lines of exterior walls of all buildings located on the lot including: porches, decks, patios, breeze ways, balconies, and bay windows. In Shoreland areas, all impermeable surfaces are included in computing lot coverage.

**Lot Improvement:** Any building, structure, place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment. Certain lot improvements shall be properly bonded as provided in these regulations.

**Lot Line:** A line marking a boundary of a lot except that where any portion of a lot extends in to the public right-of-way, the lot line shall be deemed to be the boundary of said public right-of-way.

**Lot Line Front:** For a riparian lot, the front lot line is that line indicating the ordinary high water level. For a non-riparian lot, a front lot line is a line dividing a lot from any public highway, except a limited or controlled access highway to which the lot has not access.

**Lot Line Rear:** The lot line intersecting a front lot line that is most distant from and most closely parallel to the front lot line. A lot bounded by only three lot lines will not have a rear lot line. For any lot which abuts on an alley, the rear setback may be measured from the center line of such alley right-of-way.

**Lot Line Side:** Any lot which meets the end of a front lot line and any other lot lines within thirty degrees of being parallel to such a line, except a front lot line.

**Lot of Record:** Any lot which is one (1) unit of a recorded plat designated by auditor's plat, subdivision plat, or other accepted means and separated from other parcels or portions of said description for the purpose of sale, lease or separation thereof that has been recorded in the Office of the County Recorder prior to the effective date of this Ordinance.

**Lot Width:** The minimum required horizontal distance between the side lot lines measured at right angles to the lot depth, at the front yard property line and/or OHWM. For cul-de-sac lots or those fronting upon a curved street with an angle of 135 degrees or less, "lot width" shall mean the minimum required horizontal distance between the side lot lines, measured along a straight line at the minimum required front setback line.

**Lower-Potency Hemp Edible Manufacturer:** A business with a lower-potency hemp edible manufacturer license from the OCM.

**Office of Cannabis Management (OCM):** The State of Minnesota Office of Cannabis Management.

**Setback:** The minimum horizontal distance between a structure, sewage treatment system, or other facilities and an ordinary high-water level, sewage treatment system, top of a bluff, road, highway, property line or other facility.

**Structure:** That which is built or constructed, an edifice or building or appurtenance thereto, or any piece of work artificially built up, or composed of parts joined together in some definable manner, except aerial or underground utility lines such as: sewer, electric, telephone, telegraph, gas lines, towers, poles, and other supporting appurtenances.