

**CHAPTER 8**  
**LAND AND BUILDING REGULATIONS**  
**833 - INDUSTRIAL PARK DISTRICT**

**Section 833.01. Purpose.** The purpose of this district is to provide an attractive, high quality industrial park primarily for high quality manufacturing and assembly, warehousing, and non-retail uses in developments which provide a harmonious transition to residential development and neighborhoods by: 1) conducting all business activities and essentially all storage inside buildings, 2) consisting of low profile, high quality, and attractive buildings which blend in with the environment, 3) providing open space, quality landscaping, and berming which achieve a park-like setting, and 4) including berming and buffering of parking, loading docks and other similar functions, and 5) recognizing that this district is substantially developed with uses allowed through conditional use permit approval.

**Section 833.02. Permitted Uses.** Within the Industrial Park District the following uses shall be permitted uses and are subject to site plan approval and development plan approval processes.

- (1) Park and Open Space
- (2) Office
- (3) Secretarial and Word Processing Service
- (4) Bank and Financial Institutions
- (5) Medical Offices
- (6) Post Office

**Section 833.03. Conditional Uses.** Within the Industrial Park District, no structure or land shall be used for the following uses except by conditional use permit.

- (1) Public Buildings
- (2) Transit Station or Stop
- (3) Hospital
- (4) Hotel / Motel
- (5) Physical Fitness Clubs
- (6) Animal Hospital (veterinary)
- (7) Laboratories
- (8) Publishing Firms
- (9) Showrooms
- (10) Essential Public Utility and Service Structures
- (11) Business and technical schools which are post secondary
- (12) Warehousing and Distributorship
- (13) Telecommunications Tower as defined in the section titled Zoning – Performance Standards and Enforcement of the Medina City Code
- (14) Adult establishments as defined in section 645 of the Medina City Code
- (15) Manufacturing and assembly of the following light industrial products and products excluding: metal plating; teflon coating or similar plating or coatings requiring high temperatures; the use of heavy or other drop forges or heavy or other

- hydraulic surges or devices capable of detection (vibration) at the property line.<sup>1</sup>  
(16) Wind Energy Conversion Systems (WECS)

Manufacturing of the following are included:

- (a) Cut and sew apparel
  - (b) Apparel accessories and other apparel
  - (c) Footwear (but not including tanning)
  - (d) Other leather and allied products (but not including tanning)
  - (e) Printing and related support activities
  - (f) Computer and electronic products
  - (g) Communications equipment
  - (h) Audio and video equipment
  - (i) Semiconductor and other electronic components
  - (j) Navigational, measuring electromedical, and control instruments
  - (k) Manufacturing and reproducing magnetic and optical media
  - (l) Household appliances
  - (m) Jewelry, silverware, and hollowware
  - (n) Jewelers' material and lapidary work
  - (o) Doll, toy, and games
  - (p) Office supplies (except paper manufacturing)
  - (q) Paper-board box assembly
  - (r) Medical equipment and supplies
  - (s) Pharmaceuticals
- (17) Manufacturing and assembly of the following other products excluding: tanning, the use of heavy or other drop forges or heavy or other hydraulic surges or devices capable of detection (vibration) at the property line<sup>1</sup>.
- (18) Solar Equipment which is not affixed to a structure, in compliance with Section 828.09 subd. 2 of the City Code.

Manufacturing of the following are included:

- (a) Confectionery products
- (b) Fruit and vegetable preserving and specialty food
- (c) Machine shops; turned product; and screw nuts and bolts
- (d) Meat and poultry products, but not slaughtering or rendering
- (e) Electric lighting equipment
- (f) Bakeries and tortillas
- (g) Household and institutional furniture and kitchen cabinets
- (h) Office furniture (including fixtures)
- (i) Metal stamping (with conditions)
- (j) Cutlery and handtools
- (k) Architectural and structural metals
- (l) Hardware
- (m) Sporting and athletic goods

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<sup>1</sup> Uses listed in this subsection are selectively taken from the North American Industry Classification System (NAICS). Uses not included or worded differently were intentionally done so because they are not consistent with the purpose of this district, were deemed not to be appropriate for inclusion, or needed to be worded differently to meet the City's needs.

- (n) Aluminum extrusion products
- (o) Railroad rolling stock

**Section 833.04. Accessory Uses.** Within the Industrial Park District, the following accessory uses shall be allowed.

- (1) Recreational and Open Space for those employed on site and their guests
- (2) Off-Street Parking and Loading
- (3) Food Service for Employees and their guests, provided such facility is integrated into and within the principal use and building
- (4) Railroad Spur
- (5) Transit Stop / Station
- (6) Day Nurseries and day care
- (7) Any industrial repair or processing provided it does not occupy more than 20 percent of the floor area
- (8) Wholesale offices and showrooms
- (9) Computer manufacturing and assembly
- (10) Essential Public Utility and Service Structures including telecommunications towers under the requirements of a conditional use permit
- (11) Retail sale of products provided the floor area for retail sales does not exceed 2,000 square feet or exceed 5 percent of the gross floor area in the building, whichever is less
- (12) Solar Equipment, if affixed to a structure, and in compliance with Section 828.09 subd.1 of the City Code.

**Section 833.05. Lot, Setback and Building Size Requirements.** The following minimum requirements shall be observed, subject to additional requirements, exceptions and modifications set forth in other sections of this ordinance (when setback provisions overlap, the most restrictive provisions of both setbacks shall apply.) See Figure 1.

**Subd. 1. Lot of Record:** A lot of record, which existed on or before December 31, 1999 and has one or more of the following shall be considered buildable without requiring a variance provided all other provisions of the ordinance are met.

- (a) more than 1 acre
- (b) less than the required lot width
- (c) less than the required lot depth

**Subd. 2. Minimum Lot Area:** 5 acres.

**Subd. 3. Minimum Lot Width:** 300 feet.

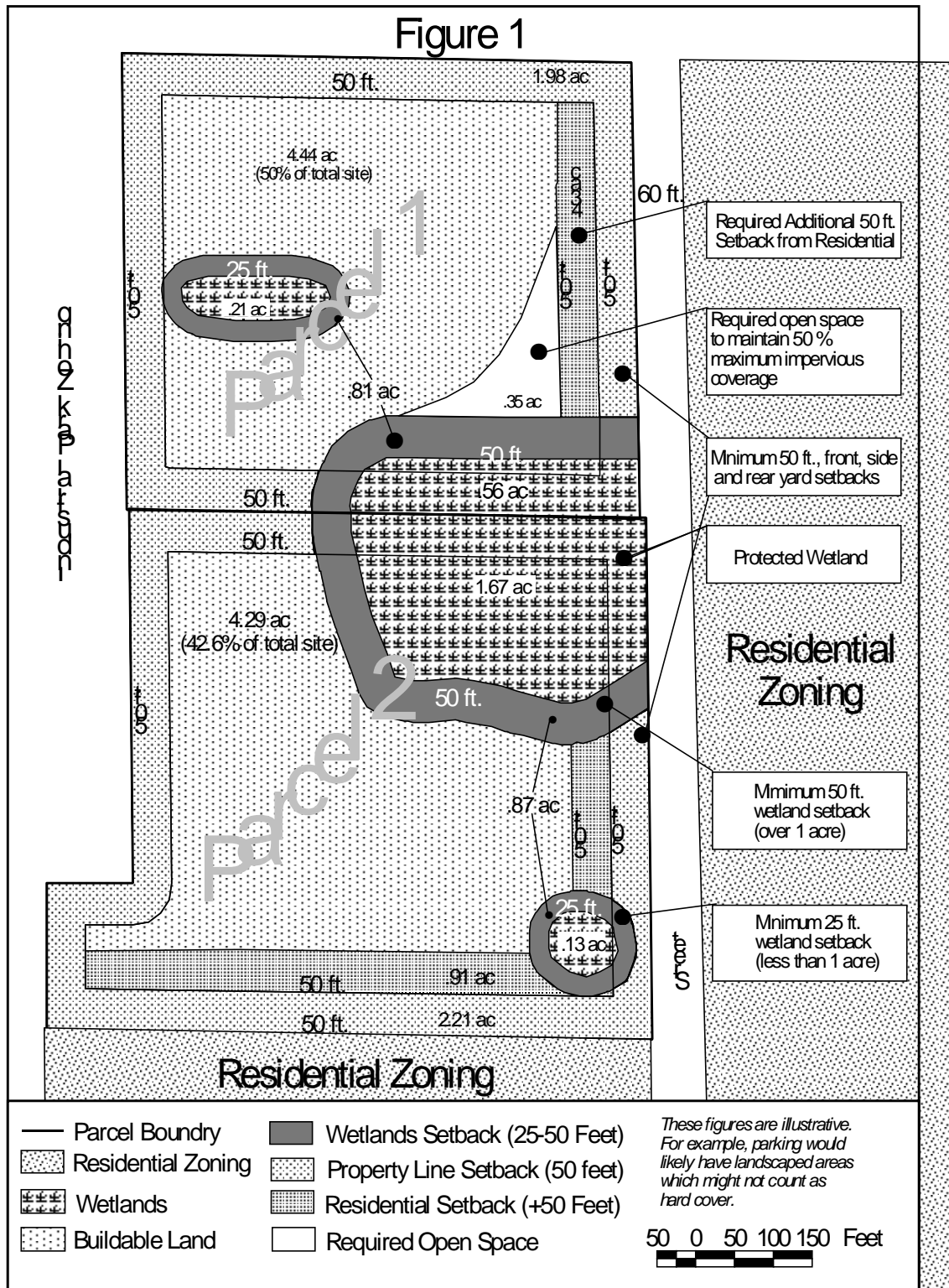
**Subd. 4. Minimum Lot Depth:** 300 feet.

**Subd. 5. Minimum Front Yard Setback:** 50 feet.

**Subd. 6. Minimum Side Yard Setback:** 50 feet.

**Subd. 7. Minimum Rear Yard Setback:** 50 feet.

**Subd. 8. Setback from Residential:** The minimum setback from lot lines abutting residential zones is 100 feet. When commercial and residential zones are separated by a road right of way, the setback shall be 100 feet from the commercial property line.



**Subd. 9. Wetland Setback:** Shall be a minimum of 25 feet for a wetland less than 1 acre and 50 feet for wetlands greater than 1 acre, and such setback shall be natural vegetation, but shall not be a mowed and/or fertilized lawn.

**Subd. 10. Business to Business Parking Lot Setback:** Parking may be allowed within 25 feet from a commercial zone if an appropriate buffering plan is approved.

**Subd. 11. Business to Residential Parking Lot Setback:** Parking may be allowed within 50 feet of a residential zone if there is no line of sight between the vehicles in the reduced setback and the main floor of the residences. An approved landscape plan which could include a berm may be allowed to be constructed to meet the line of site requirements thereby allowing parking in some portion of the 100 foot setback.

**Subd. 12. Limitations on Setbacks:** No required front yard, side yard, rear yard and wetland setback or other required setbacks shall be used for building, storage, or other functions except for recreation and open space uses. When setback provisions overlap, the most restrictive provision of both setbacks apply. (See also Impervious Coverage in the Design and Development Standard – all uses)

**Subd. 13. Building Height:** No building shall exceed 30 feet, unless the building has a sprinkler system, in which case the height shall not exceed 35 feet.

**Section 833.06. RESERVED.**

**Section 833.07. Design and Development Standards.** Design and development standards are established for this district to achieve a high standard of development by providing assurance that land uses, buildings, and functions are compatible within the district and with adjacent districts. The plans and the proposed use of a property shall conform to the design and development standards prior to approval of any permit. The applicant or owner shall supply plans and data necessary to demonstrate such conformance.

**Subd. 1. Design and development standards – all uses:** The following design and development standards are identified for all uses. Additional standards may be identified during the review and approval process, due to the particular characteristics of each site, the proposed development of the site, and the uses on adjacent property.

- (a) **Site Analysis** – A complete analysis of the site shall be made and a site analysis map shall be prepared as defined by this ordinance. The analysis map shall then be used to determine how the site shall be used and to identify the appropriate arrangement of the various components to the development. A site plan shall then be prepared as defined by this ordinance.
- (b) **Landscape Plan** – A landscape plan shall be prepared. The landscape plan must include existing trees and landscaping to be retained. The plan must show new landscaping including ground cover, shrubs, and trees by type, size, and spacing. The plan must also include: planting methods, walls and fences, if any, (which must be decorative), plazas, fountains, sculptures, all outdoor lights, and other relevant features.
- (c) **Building Plan** – The building plan shall be prepared and include at least the following: a generalized floor plan for each floor, uses, elevation plans for each

side of the building showing proposed color and type of materials, fenestration, any rooftop equipment and proposed screening materials, size and square footage, number of parking stalls in the building or in the ramp or deck, if any, building size, building height, exterior lighting, signage if any, and any other relevant features.

- (d) **Utilities** – All utilities shall be placed underground. Transformers and similar equipment, if any, should be located inside a building or shall be fully screened from view.
- (e) **Signage** – A coordinated signage system for the building and access may have to be provided.
- (f) **Grade Preserved** – On developed sites existing grades are expected to be retained, except for expansion of existing buildings which need to meet the existing building grade and for construction of berms or similar features. In developing new sites, significant landforms and grades need to be included in the plan with some change allowed to accommodate the principle building, required berms, and achieve reasonable grades for parking, access and drives.
- (g) **Natural Drainage** – To the extent possible, development plans shall provide an open, natural drainage system, except for such portions where it can be shown that a natural system is not feasible. The volume and speed of runoff shall be minimized. Flow shall be dispersed and directed in a manner that supports and enhances natural drainage and enhances water quality. Ponds will only be allowed when no other feasible alternative exists
- (h) **Wetland Setback** – (See section titled, Lot, Setback and Building Size Requirements)
- (i) **Building Setting** – At least 15 feet of landscaping shall be provided adjacent to the building except for walks, plazas and approved loading docks.
- (j) **Internal Drives** – Adequate internal streets/drives not less than 22 feet wide exclusive of required parking shall be provided.
- (k) **Private Roads** – Private streets may be allowed when the City finds that extension of a public street is not physically feasible or is otherwise not necessary based on the number of lots, type of development or other relevant factors. Private streets:
  - (i) Shall comply with engineering standards of the City.
  - (ii) Shall be located within an easement at least 60 feet wide which extends out to the public right-of-way.
  - (iii) Shall be designed to minimize impacts upon any nearby residential use.

Buffer strips and landscaping may be required to minimize impact.

- (iv) Must be built to a nine-ton design, paved to a width of at least 24 feet. Some reduction in the width may be allowed based on anticipated traffic volume, type of traffic, grades, alignment and prohibition of parking on the street. Upon completion of the private road, the applicant shall submit to the City a set of “as-built” plans, signed by a registered civil engineer.
  - (v) Shall be regulated by covenants concerning maintenance and use filed against all benefiting properties.
  - (vi) May be required to have a street name sign posted at the point where it intersects the public right-of-way.
  - (vii) Shall be subject to a private road agreement entered into between the developer and the City covering such matters as maintenance, repair, safety, emergency and service access, signage, lighting, addressing and similar provisions.
- (l) **Street Trees** – Streets trees must be planted to meet the following requirements:
- (i) Theme – Planting shall be accomplished consistent with the city’s street planting theme for the area.
  - (ii) Number and Spacing – the minimum number or ratio shall not be less than one tree per 50 feet or fraction thereof of street frontage including public and private roads. In most instances, it will be expected that trees will be clustered and in other forms other than one with uniform spacing.
  - (iii) Size – the minimum size shall not be less than 2.5 caliper inches measured 1 foot off the ground at the time of planting for deciduous trees and for coniferous trees the minimum size shall not be less than 6 feet tall.
  - (iv) Type – shall be native species suitable for the site and consistent with the theme.
  - (v) Location – the location shall be shown on the site plan and be found acceptable by the City prior to planting.
  - (vi) Landscaping – Street trees shall count as landscaping.
- (m) **Open Space Trees** – Shall consist of native species (in certain instances, other species hardy to the soil and circumstances may be allowed), be consistent with the landscape plan, and complement the form and function of the open space.
- (n) **Tree Preservation** – Trees are a major component of the natural environment and their ecosystems. For this reason and for compliance with the purposes of this



district, significant trees (trees measuring 8 or more caliper inches in diameter measured 4 feet off the ground) are protected. No significant tree shall be removed unless required to implement the development plan approved by the city and accompanied by a tree replacement plan consistent with this ordinance including replacement of 1 caliper inch for each caliper inch removed. Every two feet in height of a coniferous tree equals 1 caliper inch. A coniferous tree must measure at least 6 feet high at the time of planting to qualify as a replacement tree. In those instances where it is not practical to plant replacement trees on the site, the City may accept a payment (as determined by the City) in lieu of planting some or all of the replacement trees. Street trees can not be used to calculate replacement. A significant tree will be considered removed or lost as a result of: 1) clearing or cutting which result in removal or killing of the tree; 2) grade change, including grading or filling, whether temporary or permanent, affecting 45 percent or more of the tree's critical root zone (the area around the tree trunk having a radius of 1.5 feet for every caliper inch of the tree's diameter); 3) utility, roads or other construction resulting in the cutting of 45 percent or more of the tree's roots within the critical root zone; 4) mechanical injury to the trunk causing loss of more than 40 percent of the circumference of any portion of the trunk bark; 5) compaction to a depth of 6 inches or more of 45 percent or more of the surface of the soil within the critical root zone.

- (o) **Impervious Coverage** – The maximum impervious coverage shall not exceed 70 percent. No impervious surface is allowed in required setback areas except approved driveway, parking, and approved walks and trails. An approved soft trail (one comprised of wood chips, ag lime, or crushed rock) will not be counted as impervious. See Figure 1.
- (p) **Outdoor Lighting** – Outdoor lighting must meet the requirements as specified in the City's Outdoor Lighting Ordinance. No more than 0.0 FC of light where residential zoning abuts and 0.3 FC of light where other zoning abuts shall be allowed at the property line, when measured at eye level and aimed at the light source.
  - (i) Landscape and Architectural Lighting – Provide lighting aimed directly at the area of focus. Minimize spill light by use of narrow distribution luminaries and control devices such as internal and external louvers, refractors, barn doors and glare shields.
  - (ii) Parking and Walkways – Provide cutoff type luminaries for parking areas and walkways with no more than 10 percent of light output above the horizontal plane through the light source.
- (q) **Association Covenants** – Association documents and any covenants providing for use, upkeep, maintenance, and insurance for the open space, monument signs, walls and fences, accessory structures, outdoor lighting, and similar improvements shall be submitted to the City as part of the development plans.
- (r) **Landscaped Berms** – Are required in this district to screen and separate certain functions and uses.

- (i) Purpose – The purpose is to screen views, reduce noise, reduce dust, reduce impacts from lights, help separate uses, complement drainage, and to enhance the appearance of setback and open space areas.
- (ii) Where Required –
  - (a) A landscaped berm shall be constructed when any use (permitted use, conditional use, or accessory use) is made of a property located within 720 feet of a residential zone, measured at the closest lot line of the parcel in the Industrial Park District. More than one landscape berm within the 720 feet may not be required when it can be shown or demonstrated through an evaluation of: 1) A complete site plan submitted in conformance with this ordinance that the additional berm will not promote the purpose and other provisions of this section; and 2) when such additional berm is not required by any other provision of this section or other section of the city code.
    - (b) Between uses and/or different functions within the district;
      - (i) Between loading docks and office entrances and office views.
      - (ii) Between utility equipment or storage, and office entrances and views.
      - (iii) Between manufacturing buildings and office uses.
      - (iv) Between other functions or uses when deemed appropriate based on the evaluation of the site plan and existing and proposed uses and functions on and nearby the property.
  - (iii) Location – The landscape berm may be located adjacent to the building or areas to be screened, along the property line or a combination of the two, whichever best meets the purposes of the section.
  - (iv) Design – The design must be based on the function and purpose of the berm and the uses and circumstances of the specific properties involved. These factors will set the framework for the width, height, shape and landscaping. The berm must be undulating, creating a natural looking configuration. The design, plant selection and the planting plan must be completely coordinated taking into account the symbiotic relationship between the plants and the micro-climate including: moisture, runoff, slope, sun and sun angle, temperature, wind, evaporation, plant relationships, hardiness, maintainability, and other factors. The City does not expect the berms to have an irrigation system but the plan must include provisions for watering after initial planting and during drought or severe dry spells. The berm design shall not adversely affect natural drainage but may in certain instances be used to modify drainage positively and favorably.
  - (v) Landscape Materials – Landscape materials shall consist of coniferous and

deciduous trees, understory plants and shrubs, and ground cover. Native species shall be used. In certain instances, other species hardy to the soil and circumstances may be allowed. A variety of species is required. The City will provide a list of plants considered acceptable for most areas in the district.

- (vi) Fences – Fences on or near the top of the berm are generally not favored. In some instances a solid fence may be useful to add height, screen, or reduce noise, but in such instances, the fence shall be decorative and landscaping shall be used to soften the impact.
  - (vii) Walls – Walls are not to be used as a substitute for a natural berm. Limited use of decorative walls constructed of boulders or similar natural materials may be used to achieve objectives consistent with this section.
  - (viii) Berm Plan – A detailed plan must be submitted with the site plan. The plan shall include the location, width, height, configuration, topography at 1 foot intervals, soils, listing of all plant materials by species and size, method of planting, maintenance plan, any walls, fences, rock or other features. Each berm must be custom designed for the specific site and provide continuity without monotony between parcels.
  - (ix) Conformance – Within two summer seasons after completion, a field inspection shall be made for conformance to the approved plan.
  - (x) Maintenance – The owner shall have responsibility for maintaining the berm and its landscaping according to the plan throughout the term of the use as approved by the City.
  - (xi) Joint Development and Maintenance – Property owners in the district, residential owners and associations can, if they agree, jointly develop and or maintain the berms required by this district.
- (s) **Loading Docks** – For purposes of this section a loading dock is defined as an area measuring at least eight feet wide which provides a portal for a truck through the outside wall of a building. The portal could be through a door, which allows the truck to either enter into the building or which allows the truck to the edge of the building or to a dock at the building with a portal into the building. A loading dock also includes an area, measuring 80 feet long by 12 feet wide perpendicular from the portal. Storage of trucks and/or trailers, against or adjacent to the building shall be counted as loading dock even if access into the building is not provided.

Loading docks shall not be located within 300 feet of a residential or residential planned unit development zone. Loading docks located within 300 feet and 720 feet of a residential zone or residential planned unit development shall be screened to the fullest extent possible. Measurements shall be from the lot line of

the Industrial Park property.

Loading docks shall be screened from adjacent property and streets to the fullest extent practicable using any, but not limited to, one of these techniques: landscaping, wing-walls (no longer than 80 feet), berms, roofs or other similar overhangs, trenches allowing trucks below the ground, or innovative architecture such as a saw-tooth configuration or a courtyard.

Loading docks not located within a courtyard shall not exceed 10 percent of the perimeter of the building. Notwithstanding the above, the city council may, at its sole discretion, allow additional loading docks outside of courtyards, but not in an amount to exceed 20 percent of the building perimeter. The council may allow additional loading docks only if the council finds that the additional docks are essential for the functioning of the use, that other alternatives are impractical, and that visual impacts of the additional loading docks have been mitigated. As a condition of permitting additional loading docks, the city may require additional architectural elements, screening, and landscaping.

As used in this section, a courtyard must be formed by at least 70 percent of the principal building; the remainder may be a wing-wall architecturally integrated into the building. The courtyard shall have no more than two openings with each opening not to exceed a width of 100 feet providing access for truck and vehicle traffic. The open ends of the courtyards shall be oriented away from property zoned residential if the courtyard is located within 720 feet of the lot line of property zoned residential. For any site adjacent to or within 720 feet of a residential zone or planned residential development, loading docks shall be planned so that the building is located between the residential zone and the loading dock.

Loading docks shall use quality materials and have a “finished” appearance.

- (t) **Landscaping** – The entire lot shall be landscaped, except for those portions occupied by a building, walk or trail, parking lot, decorative plaza, wetlands, wetland and waterway buffers, and woodlands, and are subject to landscape requirements as specified in the section titled Zoning – Performance Standards and Enforcement. Natural vegetation consisting of properly maintained native species with any invasive species removed may be considered as part of the landscaping.
- (u) **Architectural Standards** –
  - (i) Purpose – The purpose of this section is to achieve the purposes of the Industrial Park District, to protect and preserve property values, to protect nearby uses, to provide for the general welfare of the City, and to establish reasonable development standards for functional and aesthetic aspects of existing and new buildings and structures.
  - (ii) Building Materials – All exterior building materials shall be durable and non-

combustible (except for wood used as an allowed accent material), consisting of one or more of the following: At least 20 percent shall be brick, natural stone, granite, stucco (but not - Exterior Insulation and Finish System (EIFS)), copper or glass. Up to 20 percent may be wood, anodized aluminum or similar metals which may be used as an accent material if appropriately integrated into the overall building design and in the case of wood, not subject to damage caused by heavy use or exposure. When requested, samples of the external materials shall be submitted to the City. Concrete and pre-cast concrete panels may be allowed provided the total of such material does not make up more than 80 percent of the exterior material.

- (iii) Building Appearance – All buildings and structures and remodeling of either existing or new buildings shall take into account compatibility related to architectural quality and mass of the structure to be constructed. Elements of compatibility include, but are not limited to: building form, mass, height and bulk; fenestration, exterior materials and their appearance, color (compatible and harmonious with the building, other nearby buildings which meet the standards described above and the natural setting in the area) durability, setback, landscaping, exterior lighting, and site improvements.
- (iv) Building Modulation – The design of buildings shall employ architectural modulation to minimize the apparent scale and dimension of structures. Modulation means harmonious changes or variations of the massing and façade of a structure. Modulation is intended to achieve high quality architecture which is aesthetically pleasing and functional. Modulation may be achieved by variations in the form, mass, bulk and height of structures and shall be combined with architectural features to achieve a high standard of design. At least the following shall be used as guidelines:
  - (1) Building design should avoid blank walls and large unbroken expanses of walls exposed to the outside.
  - (2) Building design should mitigate the visual impacts of a large building mass through offsets, projections, and recesses in the façade.
  - (3) The appearance of massive roofs should be avoided by variations in the rooflines and height. Dormers, deep eaves, overhangs and cornices may help create visual interest.
  - (4) Decorative roof elements should be incorporated into other roof or wall elements to avoid looking “tacked on.”
  - (5) Building elevations should be articulated to provide a reasonable amount of visual interest by varying the shape or pattern of windows, building materials, textures, and colors.
- (v) Screening of Rooftop Equipment – All rooftop equipment shall be designed to minimize undesirable views and forms when viewing rooftops from higher elevations or abutting property. Equipment shall be screened through the use of architectural elements and materials, which are

consistent with the design and architecture of the building. Wooden boards or similar material constructed or assembled in a fence-type method or design shall not be used to screen rooftop equipment. Rooftop equipment and screening elements shall not exceed 8 feet in height.

- (vi) **Building Additions** – When an addition is proposed to a building that does not meet the Architectural Standards, the addition must meet the standards. A demonstrative effort must be made to the existing portion of the building to bring it closer to compliance, including some mitigation through landscaping around the existing building portion. A building addition does not necessarily have to meet the Architectural Standards as long as the finished building as a whole meets the Standards.
- (v) (Reserved – Deleted by Ordinance 410)
- (w) **Surfacing** – All driveways, required parking, and loading berths shall have a 9 ton capacity, dustless, all-weather surface. Parking areas for infrequent parking such as for special events or for fewer than 20 times per year may use grasscrete or similar materials or techniques and be in conformance with this provision. Such materials shall not be considered impervious if at least 50 percent is exposed grass or similar landscaping.
- (x) **Access and Driveways** – No vehicle access shall be located closer than 150 feet from a street corner, nor shall the access be more than 24 feet wide, not including the radius which may be up to 40 feet. Driveways shall not be located in setback areas except to provide essentially direct access from the street to a parking lot at approximately 90 degrees. To the extent possible, driveways into large parking areas with more than 100 spaces and into loading docks shall be curved to reduce direct exposure of the areas from off the site.
- (y) **Area identity – coordinate signs, lights, image etc.** – The City desires to promote an identity and favorable image for the Industrial Park District by coordinating landscaping, lighting, and signage.
- (z) **Incorporate Natural Environment** – The natural environment of the site shall be incorporated into the site plan and development plan for the property.
- (aa) **Outside Storage** – No outdoor storage shall be permitted on lots smaller than 5 acres. On lots 5 acres or larger, storage of materials may be permitted outside provided that the materials are on an improved surface and screened from view. This area may not exceed 20 percent of the footprint of the principal structure and must be adjacent to the rear of the building. Height of this area shall not exceed 10 feet. Storage areas must be shown on an approved site plan. Screens shall be constructed of materials designed for low maintenance and long life. Certain uses have additional outdoor storage provisions that can be found in their specific design and development standards.
- (bb) **Outside Storage of Vehicles** – Vehicles must have a current and valid license, be

in operable condition for use on the public streets, and be actively used for the use approved on the site and moved on a daily basis when the use is opened for business. Businesses are permitted to have one vehicle, but not more than 12,000 lbs. of gross vehicle weight for every 20,000 square feet of building space, up to a maximum of four vehicles. Additional vehicles above 12,000 lbs. gross vehicle weight are permitted at all buildings, provided that they are parked in the loading dock and screened from view.

- (cc) **Fences and Walls** – Only decorative fences and walls to provide screening and delineation of selected spaces shall be allowed. The height allowed shall be determined through evaluation of the site plan; however, in no case shall the height exceed 8 feet, with the exception of a wing-wall screening loading docks which height shall not exceed 14 feet.
- (dd) **Building Services, Utilities** – To the extent possible, all mechanical equipment, meters and transformers shall be placed inside the building or in a mechanical court formed by walls which completely enclose and screen the equipment. Utilities serving the site shall be placed underground.
- (ee) **Grades** – Private roads, driveways, parking lots, and loading docks exposed to the elements shall have grades of not less than 0.5 percent nor more than 4 percent in order to provide adequate drainage and maneuverability of vehicles unless reviewed for acceptance or unacceptance based on the following: the amount by which the grade exceeds 4 percent, number of slopes, length of slopes, starting and stopping areas and their grades, angles and curvatures, traffic volumes, parking turn-over, turning and intersection factors, roadway width, lineal feet and/or number of spaces with grades over 4 percent, sight distance and obstructions and alternative routes.
- (ff) **Odor** – Odors that are associated with air pollution are regulated by the Minnesota Pollution Control Agency (MPCA). Other odors are subject to the nuisance provisions of the city's code.
- (gg) **Noise** – The source sound level requirements of this section shall apply at the property line. Measurements may be made at any location for evaluation purposes. The source sound levels as set by Minnesota Pollution Control Agency, shall be the highest source levels permitted whether or not such sound source is in the zoning district in question.
- (hh) **Parking Structures** – Parking structure shall not contain more than one level above the site grade and the materials shall match those used on the principal building.
- (ii) **Proof of Parking** – When the required off-street parking is 30 or more spaces, the owner may be allowed to pave and stripe only 80 percent of the required parking spaces if the following conditions are met:
  - (i) A parking plan drawn to scale for the property is submitted with the site plan and indicates that the site complies with the total parking requirements stated

above and with the parking lot design to the standards required by this Ordinance.

- (ii) The proof of parking area is defined as that portion of the site which is not paved, but is suitably landscaped and is capable of containing the amount of parking equal to the difference between the total amount of required parking and the amount of parking required to be paved to meet the requirements of this Ordinance. A concrete curb shall be provided between the proof of parking area and the initially constructed parking lot. For purposes of calculating impervious surface, such area will be considered impervious.
- (iii) The proof of parking area shall be clearly delineated on the parking plan for the site.
- (iv) The paved portion of the parking area shall comply with the pertinent sections of this Ordinance.
- (v) The proof of parking area is not used to satisfy any other landscaping, setback, or other requirement of this Ordinance and is not located in an area occupied by a building.

The property owner is responsible for informing any subsequent owner of the proof of parking area and parking status of the property, and shall record said provision with the County recorder.

The city may, at its sole discretion, require that the proof of parking area be paved and striped in such a way that it meets the requirements to provide the total number of required parking spaces on the site or a percentage between 80 percent and 100 percent if so determined by the city.

- (jj) **Parking Reduction** – The required number of parking spaces may be reduced where it can be demonstrated that such reduction is justified due to joint use of facilities for dissimilar uses, provisions for transit, or other factors having impact on parking demand and capacity.
- (kk) **Parking Lots and Structures** – Parking lots and structures shall be designed to provide efficient parking taking into account the utilitarian function of this activity. Parking shall be screened from view and be appropriately landscaped to break up the monotony of such parking. At least 5 percent of the interiors of all surface parking areas shall be landscaped with each landscape break occurring approximately every 20 spaces. Such landscaped areas shall not be considered as impervious if essentially the ground is left open. Provisions for pedestrian movement into and through parking lots where required shall be provided. Grades in parking lots shall not exceed 4 percent and perimeters of parking lots shall be screened with landscaped hedges or decorative walls where appropriate.
- (ll) **Transit** – The site plan and improvements needs to consider transit provisions including ride sharing and, where it exists, mass transit.



- (mm) **Bicycle Racks / Storage** – Bicycle racks or a similar facility to park/store bicycles shall be provided in a location accessible to employees. At least 1 bicycle space shall be provided for every 50 required off-street parking spaces.
- (nn) **Trash and Recycling Facilities** – All storage of trash or materials to be recycled and their containers such as dumpsters shall be stored within the principal building or in an enclosed area, composed of material consistent with the materials and architecture of the principal building and which is screened from view and located adjacent to and abutting the principal building.
- (oo) **Pedestrian Ways and Trails** – Site plans shall be designed for and include provisions for pedestrians to provide access to and between the building, parking lot, open space, street, and transit if any. The plan must include provision for or connections to the City’s trail system consistent with the Comprehensive Plan.

**Subd. 2. Design and development standards – permitted uses:** The following design and development standards are identified for the uses listed below. Additional standards may be identified during the review and approval process, due to the particular characteristics of each site, the proposed development of the site, and the uses on adjacent property.

- (a) **Park and Open Space** –
  - (1) The design and use shall be consistent with the Comprehensive Plan, the purposes of the Industrial Park District and be compatible with enhancement of the wetlands and any nearby residential zone.
- (b) **Office** –
  - (1) No additional standards.
- (c) **Secretarial and Word Processing Services** –
  - (1) No additional standards.
- (d) **Bank and Financial Institutions** –
  - (1) If drive-in service is proposed, the number of lanes shall be kept to a minimum and shall not exceed three. The drive-in service shall be completely integrated into the principal building, shall not be an appendage to it, and shall use the same quality materials as on the remainder of the principal building.
  - (2) **Access.** Stacking area for the drive-in shall be subordinate to the primary accesses for vehicles and pedestrians.
- (e) **Medical Offices** –
  - (1) Provision for storage of any hazardous materials and medical waste must be included and such storage must be inside the building.
- (f) **Post Office** –
  - (1) Special provision and additional parking may be required to accommodate

- postal vehicles.
- (2) Special traffic flow and access may be needed to accommodate operations especially “mail drop” facilities.

**Subd. 3. Design and development standards – conditional uses:** The following design and development standards are identified for the uses listed below. Additional standards may be identified during the review and approval process, due to the particular characteristics of each site, the proposed development of the site, and the uses on adjacent property.

(a) **Public Buildings –**

- (1) Uses must meet the provisions of the most similar use. Mixed uses must meet the requirements of the mixed uses.
- (2) An accessory structure which does not meet the building material standards of the zoning ordinance may be permitted as part of the conditional use permit review, provided such structure meets the following standards:
  - (i) The structure shall only be used to store sand, road salt, gravel, fill materials, dirt, and other materials used in the construction or maintenance of roads, trails and other public infrastructure.
  - (ii) The footprint of the structure shall not exceed 4,000 square feet.
  - (iii) The height of the structure shall not exceed the greater of the following: 25 feet; or the height of the principal structure.
  - (iv) The structure shall be set back a minimum of 50 feet from all property lines, 200 feet from public right-of-ways, and 200 feet from residential property.
  - (v) The accessory structure shall be screened from neighboring properties and public right-of-way to the extent practical. The City shall require screening through appropriate means such conditioning where the structure may be located on the property and additional requirements for berming, landscaping, fencing and other screening techniques.
  - (vi) The accessory structure shall not be considered outside storage as regulated within this chapter.

(b) **Transit Station or Stop –**

- (1) Stations shall be located within 500 feet of State Highway 55. Special consideration shall be given to locating access to provide convenience without causing congestion, especially due to turning movements. Special channelization for cars and busses will likely be required. Transit station shall provide bike racks at the equivalent of one space for every 50 off – street parking spaces.

(c) **Hospital –**

- (1) Main access points shall be located on a road designated as a collector or arterial on the City’s plan.
- (2) Shall not be located on or with major access on a street having an existing or proposed residential zone within 1500 feet of the hospital nor within 1500 feet of the access.
- (3) Special traffic flow provisions must be developed for emergency vehicles.
- (4) All hazardous materials and medical waste must be stored inside the buildings and provisions for such storage must be included in the plan.
- (5) A detailed rational plan must be developed for parking and access including

access parking provisions for doctors, staff, short and long term public parking, pedestrian ways, decorative security lighting, informational signage, and metering or pay facilities if included.

- (6) No heliport shall be located within 1500 feet of an existing or proposed residential zone.

(d) **Hotel/ Motel –**

- (1) No building or use shall be located within 1000 feet of an existing or proposed residential zone.
- (2) Main access points shall be located on a road designated as a collector or arterial on the City's plan.
- (3) No direct lighting and no signage shall be visible from an existing or proposed residential zone.
- (4) Restaurant and convention / conference facilities shall be integrated to and within the principal hotel or motel building.

(e) **Physical Fitness Clubs –**

- (1) No outdoor activity area such as aqua park, swimming, sport courts, or similar use shall be located within 500 feet of an existing or proposed residential zone.
- (2) Main access points shall be located on a road designated as a collector or arterial on the City's plan.
- (3) Parking plans must include provision for simultaneous peak use of the various facilities.
- (4) All trash shall be stored completely within the building. There shall not be any outdoor storage of trash, trash containers or waste materials.

(f) **Animal Hospital (Veterinary Clinic) –**

- (1) Shall not be located within 500 feet of an existing or proposed residential zone.
- (2) No outside space shall be used for kenneling animals.
- (3) The plan for ventilation, location of windows, doors, and loading docks shall be designed to reduce noise and potential for noise violations.
- (4) There shall be no outdoor storage of trash, trash container or debris of any kind.
- (5) Provision for storage of hazardous materials and medical waste must be included in the building and be identified on the plans.

(g) **Laboratories –**

- (1) Are subject to the City's odor provisions.
- (2) The owner and or operator shall be responsible for all cost incurred in determining compliance with the provisions governing odor.
- (3) Building openings such as doors, windows or loading docks shall include closing devices to reduce the potential for noise violations.
- (4) There shall be no outdoor storage of tanks above grade.
- (5) There shall be no outdoor storage of materials or equipment.
- (6) Provision for storage of hazardous materials and medical waste must be included in the building and be identified on the plans.

- (h) **Publishing Firms** –
  - (1) No building or use shall be located within 500 feet of an existing or proposed residential zone.
  - (2) All trash shall be stored completely within the building. There shall not be any outdoor storage of trash, trash containers, or waste materials.
  - (3) All material shall be stored inside.
  
- (i) **Showrooms** –
  - (1) Main access points shall be located on a road designated as a collector or arterial on the City’s plan.
  - (2) There shall be no outdoor storage of equipment or materials.
  
- (j) **Essential Public Utility and Service Structures** –
  - (1) To the extent appropriate and possible, the site and building shall meet the standards of this ordinance.
  
- (k) **Business and Technical Schools which are post secondary** – Parking and vehicle and pedestrian circulation may require additional consideration.
  
- (l) **Warehousing and Distributorship** –
  - (1) Parking and truck configuration may require additional consideration.
  
- (m) **Telecommunications Tower** – Standards are as defined in the Section titled Zoning – Performance Standards and Enforcement of the Medina City Code.
  
- (n) **Adult establishments** – As defined in section 645 of the Medina City Code.
  
- (o) **Manufacturing and assembly of light industrial products** –
  - (1) No building shall be located within 500 feet of an existing or proposed residential zone.
  - (2) Building openings such as doors, windows or loading docks shall include closing devices to reduce the potential for noise violations.
  - (3) Due to the variety and nature of the uses listed as manufacturing and assembly of light industrial products and the potential negative impacts to other uses and property, additional design and development standards shall be required at the time a specific application is submitted or during the review of such application.
  - (4) The following uses have additional requirements
    - (a) **Cut and sew apparel** –
      - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  
    - (b) **Apparel accessories and other apparel** –
      - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  
    - (c) **Footwear (but not including tanning)** –

- (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (d) **Other leather and allied products (but not including tanning) –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (e) **Printing and related support activities –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (f) **Computer and electronic products –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (ii) Provisions for storage of hazardous materials must be included in the building and be identified on the plans.
- (g) **Communications equipment –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (h) **Audio and video equipment –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (i) **Semiconductor and other electronic components –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (ii) Provisions for storage of hazardous materials must be included in the building and be identified on the plans.
- (j) **Navigational, measuring, electromedical, and control instruments**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (ii) Provisions for storage of hazardous materials must be included in the building and be identified on the plans.
  - (iii) The use shall not cause interference to television or other communication devices on nearby property.
- (k) **Manufacturing and reproducing magnetic and optical devices or media –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (ii) Provisions for storage of hazardous materials must be included in the building and be identified on the plans.
  - (iii) The use shall not cause interference to television or other communication devices on nearby property.
- (l) **Household appliances –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (m) **Jewelry, silverware and hollowware –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (ii) Exhaust and emissions shall not adversely effect use of

- adjacent property or tenant space on the property.
- (n) **Jewelers' material and lapidary work** –
    - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
    - (ii) Exhaust and emissions shall not adversely effect use of adjacent property or tenant space on the property.
  - (o) **Doll, toy, and games** –
    - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (p) **Office supplies (except paper manufacturing)** –
    - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (q) **Paper board box assembly** –
    - (i) Equipment specifications and impact information such as vibration and noise reduction may be required by the City.
  - (r) **Medical Equipment and supplies**
    - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
    - (ii) Provisions for storage of hazardous materials must be included in the building and be identified on the plans.
    - (iii) The plan for ventilation, location of windows, doors, and loading docks shall be designed to reduce noise and potential for noise violations.
  - (s) **Pharmaceuticals** –
    - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
    - (ii) Provisions for storage of hazardous or controlled materials must be included in the building and be identified on the plans.
    - (iii) The plan for ventilation, location of windows, doors, and loading docks shall be designed to reduce noise and potential for noise violations.
    - (iv) Exhaust and emissions shall not adversely effect use of adjacent property or tenant space on the property
- (p) **Manufacturing and assembly of other products** –
- (1) No building shall be located within 1,000 feet of an existing or proposed residential area.
  - (2) Building openings such as doors, windows or loading docks shall include closing devices to reduce the potential for noise violations.
  - (3) Due to the variety and nature of the uses listed under manufacturing and assembly of other products and the potential negative impacts to other uses and property, additional design and development standards shall be required at the time a specific application is submitted or during the review of such application.
  - (4) The following uses have additional requirements.

- (a) **Confectionery Products –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (ii) Exhaust and emissions shall not adversely effect use of adjacent property or tenant space on the property.
- (b) **Fruit and Vegetable Preserving and Specialty Food –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (ii) Exhaust and emissions shall not adversely effect use of adjacent property or tenant space on the property.
- (c) **Machine shops; turned product; and screw nuts and bolts –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (d) **Meat and poultry products, but not slaughtering or rendering –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (ii) Exhaust and emissions shall not adversely effect use of adjacent property or tenant space on the property.
- (e) **Electric lighting equipment –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (f) **Bakeries and tortillas –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (i) Exhaust and emissions shall not adversely effect use of adjacent property or tenant space on the property.
- (g) **Household and institutional furniture and kitchen cabinets –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (h) **Office Furniture – including fixtures –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (i) **Metal Stamping (with conditions) –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (ii) Special provision for inside storage of scrap metal shall be provided.
- (j) **Cutlery and Handtools –**
  - (i) No additional standards.
- (k) **Architectural and structural metals –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (l) **Hardware –**
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (m) **Sporting and athletic goods –**



- (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
- (n) **Aluminum Extrusion Products** –
  - (i) Equipment specifications and impact information such as vibration and noise reduction may be required by the City.
  - (ii) Exhaust and emissions shall not adversely effect use of adjacent property or tenant space on the property.
- (o) **Railroad Rolling Stock** –
  - (i) Equipment specifications and impact information, such as vibration and noise reduction, may be required by the City.
  - (ii) Up to 15 train cars may be stored outside and screened from view.
- (q) **Wind Energy Conversion Systems (WECS)** – shall meet the requirements set forth in Section 828.09.1 of this code.

**Subd. 4. Design and development standards – Accessory uses:** The following design and development standards are identified for the uses listed below. Additional standards may be identified during the review and approval process, due to the particular characteristics of each site, the proposed development of the site, and the uses on adjacent property.

- (a) **Recreational and Open Space for those employed on site and their guests** –
  - (1) Adequate provisions shall be made for accessibility between the principal use and this space.
  - (2) Recreational activity shall be located and designed not to effect adversely adjacent uses.
- (b) **Off-Street Parking and Loading** –
  - (1) See off – street parking and loading requirements
- (c) **Food Service for Employees and their guests, provided such facility is integrated within the principal use and building** –
  - (1) No outdoor signage or signage visible from outdoors shall be allowed.
  - (2) Exhaust and emissions shall not adversely effect use of adjacent property or tenant space on the property.
- (d) **Railroad Spur** –
  - (1) Location and street crossings if any are subject to review and approval by the City for suitability, safety, and other factors.
- (e) **Transit Stop / Station** –
  - (1) Stations shall be located within 500 feet of State Highway 55. Special consideration shall be given to locating access to provide convenience without causing congestion, especially due to turning movements. Special channelization for cars and busses will likely be required. Transit station shall provide bike racks at the equivalent of one space for every 50 off –

street parking spaces.

- (f) **Day Nurseries and day care –**
  - (1) At least 25 square feet of usable outdoor recreation space shall be provided per person for whom care is provided.
  - (2) Vehicle access to or near the main entrance shall be provided in a convenient and functional manner.
- (g) **Any industrial repair or processing provided it does not occupy more than 20 percent of the floor area –**
  - (1) See requirements for most similar conditional use.
- (h) **Wholesale offices and showrooms –**
  - (1) See loading dock requirements.
- (i) **Computer manufacturing and assembly –**
  - (1) Provisions for storage of hazardous materials must be included in the building and be identified on the plans.
- (j) **Essential Public Utility and Service Structures including telecommunications towers under the requirements of a conditional use permit –**
  - (1) **Telecommunications Towers** – As defined in the section titled Zoning – Performance Standards and Enforcement of the Medina City Code.
- (k) **Retail sale of products produced on the site provided the floor area for retail sales does not exceed 2,000 square feet or exceed 5 percent of the gross floor area in the building, whichever is less –**
  - (1) No outdoor signage or signage visible from outdoors shall be allowed.
  - (2) Exhaust and emissions shall not adversely effect use of adjacent property or tenant space on the property.

#### **Section 833.09. Review and Approval Process.**

**Subd. 1. Minor changes for permitted uses:** The following changes can be approved by City staff upon a written finding and filing the report in the property file that the proposal meets the requirements of the district.

- (1) Change in the use of the property if the use is less intense and a more restrictive use.
- (2) Expansion of an existing building by less than 1,000 square feet of floor area in a single year.
- (3) Changes of less than 10,000 square feet to the exterior walls or surface of the building.
- (4) Expansion of the parking lot by less than 10 spaces or less than 10,000 square feet, whichever is less.

- (5) Outdoor lighting changes involving 2 or fewer light poles without changing the type of lighting.
- (6) Changes to the topography involving less than 1 foot in elevation or less than 24,000 square feet of lot area.
- (7) An addition to exposed rooftop equipment if the addition is less than 64 cubic feet.

Any person aggrieved by a decision of the staff under this subdivision may appeal to the city council. Appeals must be submitted in writing and must be received by the staff within 30 days of the date the staff's written report is filed. The city council shall decide an appeal within 60 days of the date of receipt of the appeal.

**Subd. 2. Site Plan Review Procedure:** All changes other than minor changes under subd. 1 shall be reviewed pursuant to the site plan review procedures specified elsewhere in this ordinance.

**Subd. 3. Conditional Uses:** Conditional uses and any changes to conditional uses shall follow the conditional use permit procedures specific elsewhere in this ordinance.

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#### Amendment History of this Section

*Adopted February 20, 2001 (Ord.326).*

*Amended August 2, 2006 (Ord. 410). Deleted clause (v) of subd. 1 of subsection 833.07 regarding signs.*

*Amended August 16, 2011 (Ord. 511). Amended subd. 1 (o) of subsection 833.07, regarding impervious coverage limits.*

*Amended October 16, 2012 (Ord. 538). Amended 833.03, 833.06, and 833.07 regarding public buildings in the Industrial Park Zoning District.*

*Amended November 7, 2012 (Ord. 539). Amended sections 833.03, 833.04, and 833.07 regarding regulations of Wind Energy Conversion Systems, Solar Equipment, and Geothermal Systems.*

*Amended May 20, 2014 (Ord. 562). Amended section 833.07 Subd. 1(s) regarding loading dock regulations in the industrial park zoning district.*

*Amended February 17, 2015 (Ord. 576). Amending Sections 833.03 and 833.04 regarding solar equipment.*