

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JULY 22, 2025
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for July 8, 2025.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

OLD BUSINESS:

2. Comprehensive Plan Discussion

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

August 12, 2025 – Dead End Hay Ride C.U.P. ‘Mayorga Meadows’ Preliminary & Final Plat. Tentative August 12th – Interim C.U.P. Cannabis cultivator. Variance and C.U.P. Monopole antenna. Variance Buildable Area.

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
July 8, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for July 8, 2025, to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Katie West, Dan Iverson, and Mark Holl

ABSENT: Commissioner Chris Ortwerth

Also Present: Fred Weck, Zoning Administrator and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Chair Lobermeier announced that there was a document left on the dais earlier this evening, but explained that the item was not on tonight's agenda, so they were not prepared to discuss it. He explained that tonight's agenda item was not a public hearing, so there would not be an opportunity for dialogue back and forth between the audience and the Commission outside of the Open Forum portion of the meeting.

Laura Hochhalter, 28610 Forest Boulevard, asked if the Commission would be discussing parcels for Industrial zoning.

Chair Lobermeier explained that the Commission would not be discussing rezoning tonight, because following the feedback they received at the recent Open House, they have gone back to revisit the Comprehensive Plan, which had been adopted in December of 2022. He stated that they are planning to go back and take a look to see if something may have been missed in the previous process, and after they do that, they will take a look at the zoning to see if any adjustments would need to be made.

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for June 24, 2025**

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 24, 2025, AS SUBMITTED.

Voting Aye: West, Holl, Iverson, and Lobermeier

Voting Nay: None
Abstain: None
Absent: Ortwerth

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

2. Comprehensive Plan Rezone Discussion

Zoning Administrator Weck noted the email that had been submitted earlier today, and where the properties were located who had signed the petition that had been submitted.

Chair Lobermeier suggested that they display the GIS map for the location they were discussing and noted that in their last meeting, they talked about the desire to revisit the northwest part of the City from the Wyoming/Stacy border down to the residential development. He noted that this area was identified in the Comprehensive Plan as Industrial and General Business. He explained that when people hear the word 'industrial', they think heavy manufacturing, such as crushing concrete, but what could be seen in an Industrial or General Business would be things such as light manufacturing, office, or research and development. He stated that at the previous meeting, Commissioner Iverson had pointed out that, at some point, the City had this area designated as Mixed Use, which is a bit different from Industrial and General Business, because in addition to the various business uses, it also has residential as an allowable use. He explained that when they looked more closely at this by reviewing past meeting minutes, they found that the Commission felt that the City, overall, could utilize a greater amount of Industrial or Industrial and General Business in the future because it had good transportation access and could potentially be served with water or sewer a bit more easily than in other parts of the City, which was why they made the change from Mixed Use to Industrial and General Business. He stated that the City had held an Open House to discuss this on April 29, 2025, where questions were raised about whether this was the right thing to do. He noted that tonight's discussion was about considering an amendment to the Comprehensive Plan and stated that in the Land Use chapter, there were 4 areas that the City decided would be Mixed Use, and this area was one of them. He stated that if the City decided not to change the land use map, then they would need to take out the line that referred to this area as Mixed Use, which he believed could be done as an administrative change that would not require a Public Hearing. He stated that what he had determined based on their past discussions was that the Commission was not interested in moving forward with just a text amendment and was interested in looking at the overall land use in the area, and suggested that is where they start their discussions.

Commissioner Iverson stated that, based on the feedback from residents in the area, they would have a home where they loved the rural feel, but changing the zoning to Industrial meant that their home would become a legal non-conforming home. He stated that in looking more deeply at the Comprehensive Plan, he noticed that, at one time, this area had been designated as Mixed Use, which meant that having a home would still be conforming. He explained that he would like to see the Comprehensive Plan designate this area as Mixed Use.

Commissioner Holl stated that he felt that the best thing for the City would be for this area to be designated as Industrial and noted that he did not think there was going to be a gravel pit. He stated that he understood the idea that residents wanted to have Mixed Use to have some control over their property. He referenced what was happening on his property related to the Highway 8

project, where some of his large oak trees were being removed. He explained that he had been told by one of the State representatives that this work was being done for the greater good. He reiterated that the City needed to have Industrial uses because it would create more revenue and could help the City have better roads, which homes do not do, but noted that he understood Commissioner Iverson's thoughts on Mixed Use. He stated that he could vote in favor of Mixed Use, but felt Industrial would be the best use of this area of the City.

Commissioner West stated that she was leaning more towards Mixed Use because the whole point of rezoning and doing a Comprehensive Plan was making sure that the City had conforming properties. She stated that she felt there were Industrial uses spread throughout the City in appropriate spaces. She noted that designating this as Mixed Use would allow the residents to keep their homes as conforming uses, while also potentially drawing in some business uses.

Commissioner Holl asked what would happen in a scenario where the City designated it as Mixed Use and someone came and wanted to buy it all, if that meant that they would not be able to have an Industrial use.

Zoning Administrator Weck stated that they would have to rezone the property to Industrial if that was what they wanted.

Chair Lobermeier stated that many times people think that nothing can happen, but with the zoning, the City has not changed the use. He stated that the non-conforming piece gets back to the point of whether people could add onto their homes or not, because it was non-conforming. He noted that he felt that was the most limiting 'near-term' factor.

Commissioner West stated that in the scenario described by Commissioner Holl, where a company came in and purchased everything, they would have the opportunity to rezone the land. She stated that making this Industrial meant that all these homes would be coming before the Commission anytime they wanted to construct a pole barn or a deck, which seems like a lot of work and a challenge for residents to navigate through that process and not be able to just get a permit from the City for the work and explained that her concern was about the City limiting the residents ability to modify their property without having to do a lot of work to be able to get there.

Chair Lobermeier asked about non-conformities and stated that the City Code was pretty clear. He asked if there was any latitude within the State Statute or how the Code works that would allow for some flexibility in a case like that.

Zoning Administrator Weck stated that the Code says that non-conformities cannot expand, so putting on an addition or adding more buildings would be an expansion. He explained that to do either of those things in this scenario would require a variance.

Chair Lobermeier asked if granting these types of variances would be a slippery slope for the City.

Zoning Administrator Weck stated that he did not believe it would be.

Chair Lobermeier stated that he was in the same camp as Commissioner Holl and stated that, right now, the City's Industrial uses are right downtown. He stated that between County Road 30 and 35W, there are some tight properties. He noted that he realized that there were some very nice homes in the area, but reminded the Commission that the Comprehensive Plan was not thinking 10 years down the road and would be much longer before anything happened. He explained that he was trying to find a balance between putting what will likely want to develop in this area in the future between the mining operation, the freeway, and County Road 30. He stated that while it was true that they would be creating non-conformities, there were still opportunities through a variance process for the residents. He stated that the Commission had not had a chance to digest the information shared just before the meeting, but reminded them that other properties may have an interest in Industrial zoning. He stated that it was not uncommon for

projects to come in and ask for rezoning.

Commissioner Iverson referenced the example of a big entity coming in and buying up the property. He asked how complex the rezoning process would be in that situation if that entity wanted it for Industrial use, but it was not currently zoned that way.

Zoning Administrator Weck explained that the issue would become the possibility of an industrial entity knowing that this land may be able to be rezoned for Industrial use.

Commissioner West stated that if this area were zoned Mixed Use, she felt that it could make this attractive to companies.

Zoning Administrator Weck explained that the intent of having a Comprehensive Plan was to guide areas of the City for what future uses could be.

Chair Lobermeier stated that for Industrial or General Business use, it would most likely be someone who wanted to purchase multiple properties to put them together. He referenced property on 273rd near Split rocks and explained that there were 2 parcels that were developed with a nice office/warehouse type building now. He stated that type of use was something that could go onto these parcels under Industrial or General Business use, and also be a very good neighbor. He referenced the cell tower facility, which would also be a quiet use, and explained that there can be mixed uses in the area, whether it was designated as Mixed Use or was Industrial/General Business. He stated that he felt they had slipped into the habit of calling it Industrial and had missed what other things could go in as part of General Business.

Commissioner West stated that she sees this as a situation where they will need more than just a 2-acre parcel and questioned how many people in the area would be willing to sell their properties. She stated that when she thinks about Mixed Use versus Industrial, there will need to be more than just 2 or 5 acres available for those uses.

Chair Lobermeier noted that everything in Mixed Use was a conditional use and also had a broad spectrum of what uses could potentially go there, which is why they weren't listed, because it was dependent on what the development wanted to be. He listed off examples of what would be allowable with Industrial uses and noted that not all of them were large uses that required a large parcel of land. He stated that Zoning Administrator Weck had made a good point about the City trying to promote the fact that Wyoming was open for business and had a desire for that kind of tax base and to be able to have jobs for people who live in the City. He noted that, as this develops, that will also be what will get the utilities extended, and stated that nothing will change in this area if utilities don't get extended.

Commissioner Iverson asked if some of the Industrial uses that Chair Lobermeier had listed off could also be Mixed Use.

Chair Lobermeier stated that some of them could also be Mixed Use.

Commissioner Iverson stated that if this were zoned Mixed Use, it wouldn't be like the City was excluding some of the options. He stated that at the beginning of the Comprehensive Plan, they talked about what they wanted the City to be, which was balancing growth and maintaining the rural sense of a small-town community. He stated that he liked the industrial use right next to SRC and would like to see the next industrial revolution in the City happen in that location, and maybe in 50 years it will also happen in the northern area as well. He stated that he would like to see this changed to Mixed Use because there is flexibility within that designation.

Commissioner Holl explained that he felt the City was going to be like Hugo in 20 years. He stated that development was coming whether they liked it or not, and none of them would be able to stop it. He reiterated that he felt Industrial would still be the best designation for this area, especially between the freeway and 61.

Chair Lobermeier stated that he thinks the overall mindset of the Commission may be for Mixed Use rather than Industrial on the land use map. He stated that he felt Commissioner Iverson made a good point that within Mixed Use, they could still potentially see several uses that were identified under Industrial zoning still go there, and they wouldn't create any non-conformities.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO DIRECT STAFF TO TAKE THE NECESSARY ACTIONS FOR A RECOMMENDATION OF APPROVAL TO CHANGE THE COMPREHENSIVE PLAN LAND USE MAP, FOR THE AREA DISCUSSED, FROM INDUSTRIAL TO MIXED USE.

Voting Aye: West, Holl, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: Ortwerth

Zoning Administrator Weck stated that this action would require holding a public hearing and described possible scenarios for moving forward.

COMMUNICATIONS:

Zoning Administrator Weck reviewed potential agenda items for the next meeting.

UPDATES:

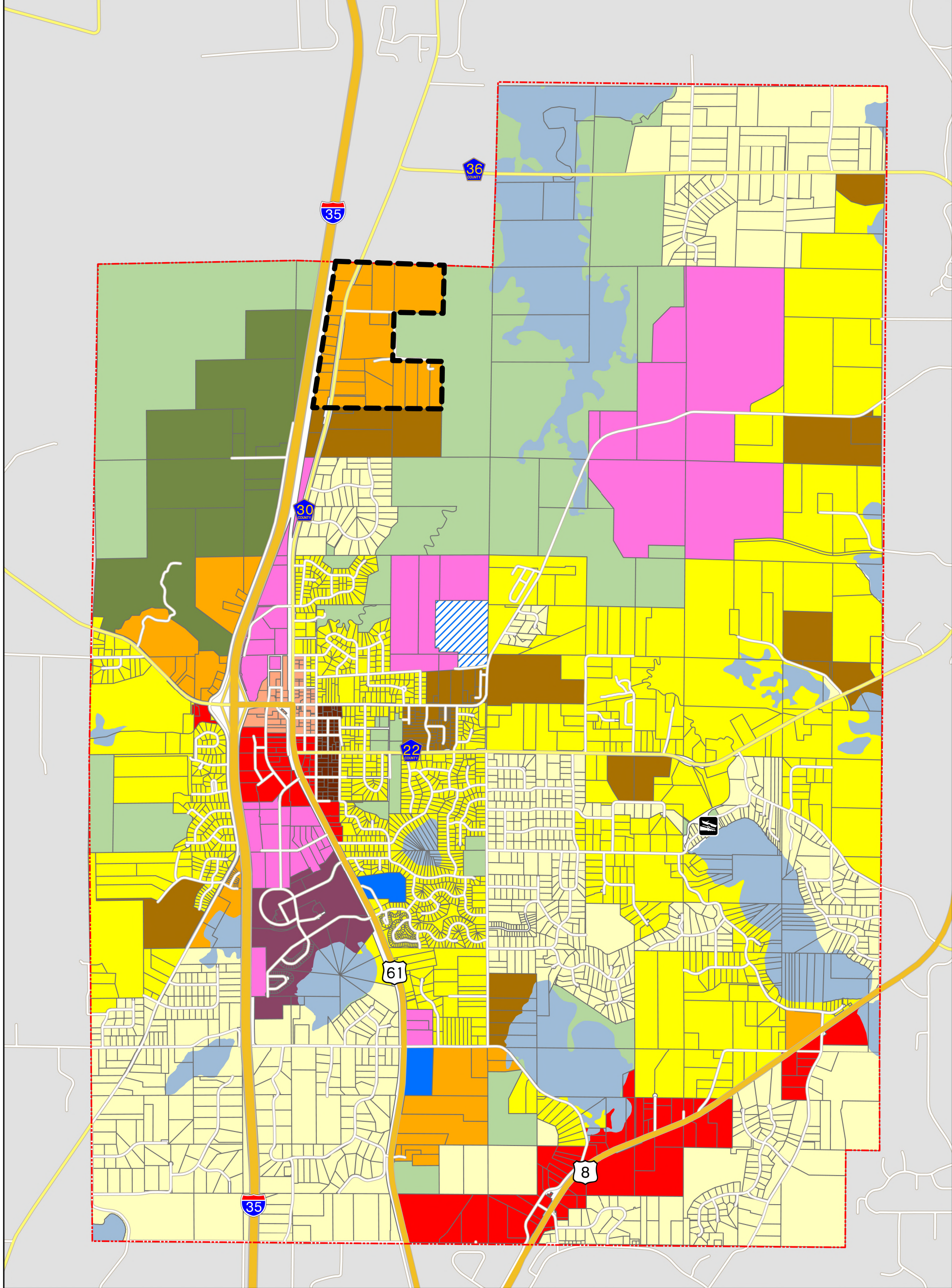
The Letson Fence Variance was approved with the inclusion of the Planning Commission's additional condition, and the CUP and Preliminary Plat of the Pointe at Carlos Avery were also approved.

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE JULY 8, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:36 PM.

Voting Aye: West, Holl, Iverson, and Lobermeier
Voting Nay: None
Abstain: None
Absent: Ortwerth

Wyoming Comprehensive Plan Implementation Timeline – DRAFT

1. July 22, 2025 – Comprehensive Plan Amendment(s). Review land use map changes.
Make text changes?
2. August 12, 2025 – Review all amendments to comp plan.
3. Set public hearing date. Comp Plan amendments, Zoning Map (rezoning).
 - a. Earliest date(s): September 9th (post cards September 23rd).
 - b. Public Notice – Post cards to all property owners; approximately \$2,500.00.
4. Hold Public Hearing.
5. Review testimony and written comments.
6. Make changes (if any) based on testimony.
7. Forward recommendation(s) to City Council.
8. City Council acts on recommendation(s).
9. Planning Commission review Zoning Ordinance.



	State Property and Boat Landing	Land Use		Commercial		Public and Semi Public	
	Parcel Boundaries		Semi Rural Neighborhood		Downtown Core		Conservation and Open Space
	City Boundary		Single Family Residential Neighborhood		Mixed Use		Agriculture
	Waterbody		Multi Family Suburban Neighborhood		Office and Health Care Business		Closed Landfill
			High Density Residential Neighborhood		Industrial and General Business		Map Revision July 14, 2025

Multi-Family Suburban Neighborhoods

Multi-family Suburban Neighborhoods allow townhouses (2, 4 and 8 units) and similar forms of housing that have an individual exterior entrance for each dwelling unit. These neighborhoods may also include detached single-family houses on small lots (approximately 5,000) That are developed and maintained through an association or similar arrangement.

High Density Residential Neighborhoods

High Density Residential includes senior housing and apartment buildings. High Density Residential Neighborhoods should be:

- Permitted only by a “conditional use permit” under the zoning regulations.
- Limited through the zoning regulations to not more than 20 dwelling units per net acre (not counting streets, wetlands, parks, etc.).
- Required to have at least one garage space for every dwelling unit, either under the main building or in a separate building.

Commercial

The Commercial Areas will allow a wide range of businesses that serve the individual consumer, whether for goods or services. These designations are located along the major traffic arteries and can be expected to generate large amounts of traffic. Trash handling, service docks, signs and lighting must be softened through site planning and landscaping. Protecting nearby housing will be an important consideration during the review of site plan applications. Apply zoning regulations to control building materials, landscaping, parking, lighting, signs and access. Access to all parcels must be via City streets.

Two areas designated for commercial development outside of the “Downtown Core” (that are along East Viking Boulevard and Highway 61/County Road 30) include:

- West of the interchange of I-35 and County Road 22.
- Along US Highway 8.

Mixed Use

Mixed Use development must include two or more types of land use, and may include retail businesses or service businesses, office buildings, single-family housing, multi-family housing, and high-density housing. Developers will be required to negotiate a unified and high-quality comprehensively design plan with the City. Any development in this category should be required to obtain a conditional use permit or go through the planned-unit development process. Where Mixed Use development abuts an area either planned for or developed as single family residential, the design for the Mixed-Use site must be compatible with the nearby residential site.

Four areas planned as “Mixed Use” include:

- The southeast quadrant of Highway 61 and 250th Street.
- East of and adjacent to County Road 30 and directly south of the Wyoming – Stacy border.
- Between Kettle River Boulevard and I-35, directly west of the hospital.
- North of and adjacent to US Highway 8 bounded by Heath Avenue to the east and West Comfort Drive to the north.

DIVISION 12. MIXED USE DISTRICT (MXD)

Sec. 40 – 270. Purpose.

The purpose of the Mixed-Use District is to accommodate two or more types of land use, which may include office buildings, single family residential, multiple-family housing, retail businesses, or service businesses. Developers will be required to negotiate with the City a unified and comprehensively design plan of high quality. Any development in this category is required to obtain a conditional use permit. See also Article V, Division 5.

Sec. 40 – 271. Permitted uses.

There are no permitted uses in the Mixed-Use District.

Sec. 40 – 272. Conditional uses.

The following uses may be conditionally permitted in the MXD district:

- (1) Antennas, amateur radio.
- (2) Attached (multiple-family) housing.
- (3) Bars.
- (4) Breweries and small breweries with a taproom or a brew pub.
- (5) Churches, chapels, temples, synagogues, with normal accessory buildings for education and living quarters.
- (6) Clinics, medical or dental.
- (7) Convenience stores with fuel sales.
- (8) Day care.
- (9) Detached (single-family) housing.
- (10) Essential services.
- (11) Funeral Homes.
- (12) Hotels or motels.
- (13) Housing restricted to the elderly including independent living, assisted living, memory care, and convalescent (nursing) care.
- (14) Microdistilleries with a cocktail room.
- (15) Motor Vehicle fuel sales.
- (16) Office buildings.
- (17) Personal services.
- (18) Public parks owned or operated by a government agency or non-profit organization.
- (19) Restaurants.
- (20) Restaurants, drive-in, or drive-through.
- (21) Retail or service businesses.
- (22) Schools, public or private.
- (23) Social, fraternal, or charitable organizations.
- (24) Tutoring service.
- (25) Wind energy conversion system, non-commercial.
- (26) Other uses determined to be similar to those listed as permitted and conditional uses.

Sec. 40 – 273. Interim conditional uses.

The following uses may be conditionally permitted as interim uses in MXD districts:

- (1) Bed and breakfast inns.
- (2) Cannabis delivery.
- (3) Cannabis retailer.
- (4) Cannabis transportation.
- (5) Hemp edible retailer for businesses without a valid liquor license.

Sec. 40 – 274. Accessory uses.

- (1) The following uses are permitted accessory uses in the MXD district:
 - (a) Hemp edible retailer for businesses with a valid liquor license.
 - (b) Home Occupations which do not require use of an attached garage, additional parking, an accessory building, or generate a noticeable increase in traffic, and which are in accordance with Article VII, Division 13.
- (2) The following uses may be conditionally permitted accessory uses in the MXD district:
 - (a) Antennas; amateur radio and television.
 - (b) Automatic teller, freestanding.
 - (c) Donation drop-off containers.
 - (d) Drive-through services.
 - (e) Fences or walls.
 - (f) Garages, private.
 - (g) Minor accessory structures (under 120 square feet).
 - (h) Non-illuminated athletic fields.
 - (i) Playground equipment
 - (j) Retail sales.
 - (k) Storm shelters.
 - (l) Swimming pools.
 - (m) Sexually Oriented Uses, Accessory, in accordance with Article VII, Division 2.

Sec. 40 – 275. Design and review process.

Any application for development in a Mixed-Use District shall follow this process:

- (1) Staff Meeting. Meet with City staff to discuss site conditions and the requirements of the Comprehensive Plan, the Zoning Ordinance, and the Subdivision Ordinance.
- (2) Sketch Plan. Review with the City staff a preliminary (sketch) plan for the site. Review of this plan with the Planning Commission is optional but recommended.
- (3) Master Plan. Submit to City staff and review with the Planning Commission and City Council an overall master plan for site development. Requirements for a master plan submittal are presented in Article V, Division 5.
- (4) Preliminary Plat. Submit to City staff and review with the Planning Commission a preliminary plat creating two or more building parcels plus necessary public rights-of-way and drainage or utility easements. Large outlots may be created for subsequent resubdivision. The preliminary plat may be reviewed at the same time as the master plan.
- (5) Site Plans. Submit to City staff and review with the Planning Commission and the City Council a site plan for one or more buildings. A site plan may be reviewed at the same time as a preliminary plat. Individual site plans and plats may be submitted for subsequent development stages and must conform with the approved master plan. Requirements for a site plan submittal are presented in Article V, Division 4.

Sec. 40 – 276. Design requirements.

- (1) Developments in the Mixed-Use District should result in combination of two or more land uses that are compatibly related either horizontally and/or vertically to one another and adjacent, off-site properties.
- (2) The site design must result in a higher quality of development, increased density, and greater benefit to the community than might be possible if the site were developed under individual applications for the various land uses.
- (3) The development application must include overall, unified plans for external architecture, access, internal circulation, grading, surface water management, signs, landscaping, lighting, and parking. Photos and sketches must be submitted to illustrate the proposed appearance of the completed project. The Planning Commission and City Council will decide whether individual site plans are consistent with the master plan.
- (4) Space devoted to surface parking should be minimized through shared use of parking.
- (5) If a proposed development in a location planned Mixed Use abuts an area either planned or developed as housing, the design for the Mixed Use site must be compatible with the nearby residential site.
- (6) The site design must indicate how the project can be built in stages and how each stage can be sustainable if subsequent stages are not built in a timely fashion or abandoned.

Sec. 40 – 277. Dimensional requirements.

Developments in the Mixed-Use District shall conform with the dimensional requirements established in other Divisions of this Article for residential or commercial land uses unless exceptions are negotiated with the City during the review process.

Secs. 40 - 278—40 - 279. Reserved

Downtown Core

The Downtown Core is the location presently known as “Downtown” Wyoming. This area is located east of I-35, generally centered around Highway 61 and East Viking Boulevard. The Downtown Core is intended to be a more densely developed area with retail and service businesses, City Hall, County library and high-density residential neighborhoods.

In the area between Highway 61 and Fenwick Avenue, access should be limited to Highway 61 and/or the east-west streets (as opposed to Fenwick Avenue) and the houses east of Fenwick Avenue should be protected through careful building placement, parking design, landscaping, lighting, trash handling, signage and other site planning. To the extent that the market will allow, buildings in this area should follow the traditional pattern of being located adjacent to the public sidewalk, particularly if adjacent to one of the historic buildings that were constructed in that manner.

Urban design guidelines may be included in the zoning ordinance that is written to implement this plan category. A high level of site landscaping, building façade materials and signage should be required through zoning and site plan review in this highly visible part of the community.

Office and Health Care Business

The Office and Health Care Business land use category allows corporate or professional office buildings, hospital and health clinic buildings, hotels, nursing homes, and high-density residential neighborhoods. Intensive site coverage should be sought in order to maximize the economic benefit. This district is intended to be an attractive employment area; approximately 15 percent of each site should be devoted to generously landscaped green space. A high level of site planning, landscaping and façade treatment will be required through zoning and site plan review. Coordinated campus-style developments are encouraged. Retail or service business will be allowed if they are a secondary component of an office or health care building. No manufacturing or outdoor storage will be allowed.

Industrial and General Business Area

This area provides for the development of a range of industrial and general business uses. This area includes light manufacturing, offices, sales, and research and development. It may also selectively allow retail or service business by conditional use permit, particularly in the industrial area south of the Downtown Core. Locations for industries designated by this plan include portions of the Highway 61 corridor and the site of the former landfill operation along Railroad Avenue. Zoning regulations will be used to control site planning, landscaping, lighting, parking, truck handling, outdoor storage, signs, and access. Access to all parcels must be via City streets. Private redevelopment of properties that have aging buildings and outdoor storage will be encouraged, especially adjacent to the Highway 61 and Sunrise River Trail right of way between Fairview Boulevard and East Viking Boulevard.

The Industrial and General Business Area will allow a variety of light manufacturing, office-showroom, and office buildings. Outdoor storage of goods and materials should only be allowed under a “conditional use permit” that specifies visual screening with buildings, walls, fences, berms, and/or landscaping.

DIVISION 13. INDUSTRIAL DISTRICT (I)

Sec. 40 – 280. Purpose.

The Industrial district is established to provide standards of development for certain industrial or manufacturing uses that prefer to be located in choice or strategic sites and to prevent serious problems of compatibility with other non-industrial types of land uses.

Sec. 40 – 281. Permitted uses.

The following are permitted uses in I districts:

- (1) Antenna, amateur radio.
- (2) Breweries and small breweries without a taproom or a brew pub.
- (3) Day care.
- (4) Distilleries and Microdistilleries without a cocktail room.
- (5) Dog kennels.
- (6) Manufacturing, light.
- (7) Motor vehicle fuel sales.
- (8) Motor vehicle, mechanical or body repair.
- (9) Office buildings.
- (10) Self-storage facilities.
- (11) Veterinary facilities (rural).
- (12) Veterinary facilities (neighborhood).
- (13) Warehousing.
- (14) Wholesale sales.

Sec. 40 – 282. Conditional uses.

The following uses may be conditionally permitted in I districts:

- (1) Adult-oriented businesses in accordance with Article VII, Division 2.
- (2) Athletic field, illuminated.
- (3) Essential services.
- (4) Heliports or helipads.
- (5) Manufacturing, heavy.
- (6) Planned Unit Developments in accordance with Article VI, Division 18.
- (7) Recycling collection center.
- (8) Shoreland Districts: The permitted uses listed in Sec. 40 – 281 shall be conditional uses in shoreland districts.
- (9) Telecommunication towers and antennas.
- (10) Other uses determined to be similar to those listed as permitted and conditional uses.

Sec. 40 – 283. Interim conditional uses.

The following uses may be conditionally permitted as interim uses in I districts:

- (1) Cannabis cultivator.
- (2) Cannabis manufacturer.
- (3) Cannabis mezzobusiness.
- (4) Cannabis microbusiness.
- (5) Cannabis wholesale.
- (6) Cannabis transportation.
- (7) Cannabis delivery.
- (8) Hemp edible manufacturer.

- (9) Motor vehicle reduction / salvage yards.

Sec. 40 – 284. Accessory Uses.

The following uses are permitted accessory uses in I districts:

- (1) Retail sales which are ancillary to the primary use are allowed at the primary use location so long as such retail sales do not create substantial traffic or safety problems as determined in the City's reasonable discretion. Businesses whose primary use involves the sale of products to the public at any location within the Industrial district shall not be permitted.
- (2) Antennas; amateur radio and television.
- (3) Automatic teller, freestanding.
- (4) Donation drop-off containers.
- (5) Drive-through services.
- (6) Fences or walls.
- (7) Garages, private.
- (8) Incidental light industrial use.
- (9) Minor accessory structures (under 120 square feet).
- (10) Retail sales.
- (11) Storm shelters.
- (12) Sexually Oriented Uses, Accessory, in accordance with Article VII, Division 2.
- (13) Wind energy conversion system, non-commercial.

Sec. 40 – 285. Dimensional Requirements for Uses with Public Sewer Service

The following dimensional requirements apply in the I District for buildings with public sewer and water service.

- (1) Lot Area Regulations:
 - (a) The minimum lot size shall be twenty thousand (20,000) square feet.
 - (b) If any portion of the lot area falls into any Shoreland District, Article VI, Division 16, will prevail where more restrictive.
- (2) Lot Width Regulations:

Every lot or parcel of land shall have a minimum width at the building setback line and frontage on a public road of one hundred (100) feet.

 - (a) Corner lots shall be platted at least fifteen (15) feet wider than interior lots.
- (3) Front Yard Regulations: (See also Article VII, Division 34)

There shall be a front yard setback of not less than:

 - (a) One hundred thirty-five (135) feet from the centerline of expressways, four lane highways, U.S. and State Highways, and County-State Aid Highways and one hundred fifty (150) feet from the right-of-way of Trunk Highway 8.
 - (b) Twenty-five (25) feet from the road right-of-way of a local street. If a utility easement exists along the front of the property, and that easement is specifically intended to be used for pedestrian trails or walkways in addition to utilities, then the front yard setback shall be measured from the easement. See also Sec. 40 – 40, (159).
 - (c) Thirty-five (35) feet from the road right-of-way of a collector street. If a utility easement exists along the front of the property, and that easement is specifically intended to be used for pedestrian trails or walkways in addition to utilities, then the front yard setback shall be measured from the easement. See also Sec. 40 – 40, (159).
 - (d) Thirty-five (35) feet from the road right-of-way of an arterial street. If a utility easement exists along the front of the property, and that easement is specifically intended to be used for pedestrian trails or walkways in addition to utilities, then the front yard setback shall be measured from the easement. See also Sec. 40 – 40, (159).
 - (e) Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. The front yard setback may be reduced to the following distances on the non-address road or highway.
 - 1. Twenty (20) feet from the road right-of-way of a local street. If a utility easement exists along the front of the property, and that easement is specifically intended to be used for pedestrian trails or walkways in addition to utilities, then the front yard setback shall be measured from the easement. See also Sec. 40 – 40, (159).
 - 2. Twenty (20) feet from the road right-of-way of a collector street. If a utility easement exists along the front of the property, and that easement is specifically intended to be used for pedestrian trails or

walkways in addition to utilities, then the front yard setback shall be measured from the easement. See also Sec. 40 – 40, (159).

3. Twenty-five (25) feet from the road right-of-way of an arterial street. If a utility easement exists along the front of the property, and that easement is specifically intended to be used for pedestrian trails or walkways in addition to utilities, then the front yard setback shall be measured from the easement. See also Sec. 40 – 40, (159).

(f) Parking areas shall be setback a minimum of ten (10) feet from all right-of-ways.

(4) Side Yard Regulations: (See also Article VII, Division 34)

There shall be a minimum interior side yard setback of not less than:

(a) Fifteen (15) feet for principal buildings.

1. Thirty (30) feet for principal buildings adjacent to a residential district.

(b) Three (3) feet for accessory structures.

1. Six (6) feet for accessory structures adjacent to a residential district.

(c) Fifteen (15) feet for parking areas.

1. Twenty (20) feet for parking areas adjacent to residential districts.

(d) Five (5) feet for driveways.

(5) Rear Yard Regulations: (See also Article VII, Division 34)

There shall be a minimum rear yard setback of not less than:

(a) Fifteen (15) feet for principal buildings.

(b) Three (3) feet for accessory buildings.

1. Six (6) feet for accessory buildings adjacent to a residential district.

(c) Fifteen (15) feet for parking areas.

1. Twenty (20) feet for parking areas adjacent to residential districts.

(6) Height Regulations: (See also Article VII, Division 6)

(a) No principal building erected or altered shall exceed four (4) stories or forty-five (45) feet in height.

(b) No accessory building erected or altered shall exceed one (1) story or twenty-five (25) feet in height.

Sec. 40 – 286. Dimensional Requirements for Uses without Public Sewer Service

The following dimensional requirements apply in the I District for buildings without public sewer and water service.

(1) Lot Area Regulations:

(a) The minimum lot size shall be two and one-half (2.5) acres, at least one (1) acre of which must be buildable. See Sec. 40 – 40, (21).

(b) Increased Lot Sizes. An increase of the minimum lot size may be required by the City if determined to be necessary by the Zoning Administrator for on-site sewer systems.

(c) If any portion of the lot area falls into any Shoreland District, Article VI, Division 16, will prevail where more restrictive.

(2) Lot Width Regulations:

Every lot or parcel of land on which a residential dwelling is erected shall have a minimum width at the building setback line and frontage on a public road of two hundred (200) feet.

(a) Corner lots shall be platted at least fifteen (15) feet wider than interior lots.

(3) Lot Depth Regulations:

Every lot or parcel of land shall have a minimum depth of two hundred (200) feet. The depth of the lot shall not be greater than four (4) times the lot width.

(4) Front Yard Regulations: (See also Article VII, Division 34)

There shall be a front yard setback of not less than:

(a) One hundred thirty-five (135) feet from the centerline of expressways, four lane highways, U.S. and State Highways, and County-State Aid Highways and one hundred fifty (150) feet from the right-of-way of Trunk Highway 8.

(b) One hundred thirty-five (135) feet from the centerline of all arterial streets. If a utility easement exists along the front of the property, and that easement is specifically intended to be used for pedestrian trails or walkways in addition to utilities, then the front yard setback shall be measured from the easement. See also Sec. 40 – 40, (159).