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**CITY OF STACY
CHISAGO COUNTY, MINNESOTA**

ORDINANCE NO. 2021-__ -__

**AN ORDINANCE AMENDING SECTION 153.053 LIGHT INDUSTRIAL
DISTRICT OF THE CITY CODE OF THE CITY OF STACY**

The City Council of Stacy ordains:

SECTION 1. Section 153.053 of the Stacy City Code is repealed in its entirety and replaced as follows:

(A) Purpose. To provide an attractive, high quality light industrial park primarily for manufacturing and assembly, warehousing and limited retail uses in developments which provide a harmonious transition to residential development and neighborhoods by:

- (1) Conducting essentially all business activities inside buildings.
- (2) Consisting of high quality and attractive buildings which blend in with the environment.
- (3) Providing open space and quality landscaping which achieve a park like setting.
- (4) Screening of parking, loading docks, and other similar functions.

(B) Permitted uses.

(1) Light industrial uses that are low impact and advanced technology uses which produce little or no noise, odor, vibration, glare, or other objectionable influences as defined in the city code, and which have little or no adverse effect on surrounding properties when manufacturing or assembling a wide variety of products. Light industrial uses do not include processing outside of an enclosed structure.

(2) Shops and offices for contractors and trades, including general, electrical, plumbing, automotive repair, heating and ventilating, landscape and excavating, and businesses that support them.

(3) Offices, warehouses, and distribution facilities, including office warehouses and office showrooms.

(4) Sports and recreation facilities including ice arena.

(C) Permitted accessory uses.

(1) Radio and television receiving antennas include single satellite dish TVROs 2 meters or less in diameter, short-wave radio dispatching antennas, or those necessary

39 for the operation of electronic equipment including radio receivers, federally licensed amateur
40 radio stations, and television receivers, as regulated by the city code.

41 (2) Accessory and secondary use antennas as regulated by the city code.

42 (3) Personal wireless service antennas and antenna support structures located
43 on a structure as regulated by the city code.

44 (D) Conditional uses. The following are conditional uses in the LI District and
45 require a conditional use permit following the procedures of this section.

46 (1) Retail uses.

47 (2) Outside storage.

48 (3) Private water supply system pursuant to § 51.11(C).

49 (E) Lot requirements, setbacks, and outside storage. The following minimum
50 requirements shall be observed in the LI District subject to the additional requirements,
51 exceptions, and modifications set forth in this section.

52 (1) Minimum lot area: 20, 000 square feet.

53 (2) Minimum lot width: 100 feet.

54 (3) Building setbacks: each building in the LI District shall have the following
55 minimum setbacks from the property line:

56 (a) Front yard: 50 feet, “front” is defined as the side of the building
57 facing the street. On corner lots, the front side is defined as the side having the building's
58 address.

59 (b) Side yard: 20 feet when the side face's the exterior of the park; 10
60 feet when the side face's the interior of the park; 30 feet when the side abuts a street or residential
61 area.

62 (c) Rear yard: 20 feet; 30 feet when the rear abuts a street.

63 (4) Maximum building height shall be 35 feet.

64 (5) Properties may also be subject to the requirements of the Shoreland
65 Overlay District, § 153.054.

66 (6) Conditions on outside storage of material or finished product.

67 (a) Outside storage of materials or finished product may not exceed
68 40% of the area of a lot that is 5 or more acres.

69 (b) Outside storage of materials or finished product may not exceed
70 75% of the footprint of the building on lots smaller than 5 acres and may never exceed 40% of
71 the area of the lot.

72 (c) All outside storage shall be screened from view by dense
73 vegetative screening or other approved screening method.

74 (d) All outside storage areas shall be completely surfaced with asphalt
75 or concrete and be surrounded by perimeter concrete curbing.

76 (e) Storage must be located to the rear or side of the principal building
77 on the site.

78 (f) Chain link fencing is allowed along with screening. Plastic or vinyl
79 inserts are prohibited.

80 (g) No outside processing of materials or repair is permitted.

81 (h) All refuse containers, if not located within a building, shall be
82 completely enclosed to shield the view of the containers from all sides and any container shall
83 not be closer than 5 feet to any structure or building overhang. The location of any outside
84 storage shall be identified on the site plan.

85 (F) Building design standards.

86 (1) Quality. Buildings shall maintain a high standard of architectural and
87 aesthetic compatibility with surrounding properties to ensure that they will not adversely impact
88 the abutting properties.

89
90 (2) Exterior finishes. The following materials are permitted for exterior
91 finishes:

92
93 (a) Face brick;
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95 (b) Natural stone;
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97 (c) Stone or glass curtain walls;
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99 (d) Wood, provided surfaces are finished for exterior use and wood of
100 proven exterior durability is used, such as cedar, redwood, or cypress;

101
102 (e) Break-off block;

103
104 (f) Stucco; and

105
106 (g) Precast concrete and integral colored concrete block, provided
107 surfaces are molded, serrated or treated with a textured material to create a 3-dimensional
108 character.

109
110 (h) Curtain wall panels of steel, metal, or aluminum provided the
111 panels are factory fabricated and of a high-quality material with a matte or non-lustre finish.
112 These structures will require decorative design elements as approved by the City Council.

- 113
114 (3) Prohibited materials. The following materials are prohibited for exterior
115 finishes:
116
117 (a) Face material that rapidly deteriorate or become unsightly such as
118 exposed cinder blocks, galvanized metal, unfinished tile, and common clay brick.
119
120 (b) Structures that have only an outside skin.
121
122 (4) Building construction prohibited.
123
124 (a) Temporary construction.
125
126 (5) Loading and unloading.
127 (a) Each building or structure in the LI District shall be so located on
128 the lot it occupies to allow off- street loading and unloading. The use of the street for loading or
129 unloading is prohibited.
130 (b) No loading docks shall be located to the front of any building in
131 the LI district.
132 (c) No loading or unloading shall take place in front of any building in
133 the LI district.
134 (G) Landscaping standards and requirements.
135 (1) Landscaping shall be required for all areas within the “LI” district. There
136 shall be a minimum of 20% green space required on every lot.
137 (2) Landscaping shall consist of trees, shrubs, planted ground cover and other
138 vegetative material. All proposed deciduous trees shall be a minimum of 2 ½ caliper inches
139 measured 2 feet off the ground and all coniferous trees shall be a minimum of 6 feet in height at
140 time of planting. Acceptable trees are listed in the city code.
141 (3) A minimum of 2 trees shall be required for every 20,000 square feet (or
142 fraction of that) of lot area.
143 (4) Ornamental non-vegetative landscaping material may be used in addition
144 to vegetative materials not withstanding the above requirements.
145 (5) All developed uses shall provide a landscaped yard along all streets. This
146 yard shall be at least 10 feet deep, measured from the street right-of-way line. This yard shall be
147 kept clear of all structures, storage and off-street parking. Except for driveways, the yard shall
148 extend along the entire frontage of the lot and along both streets in the case of a comer lot. Each
149 side yard shall have a minimum of 10 feet and each rear yard shall have a minimum of 20 feet of
150 landscaped area measured off the property line.

151 (6) All required landscaped yards and boulevards not otherwise devoted to
152 drives, sidewalks or trails shall be sodded.

153 (7) All open areas of any site, lot or parcel not otherwise improved shall be
154 graded to provide adequate drainage and shall be landscaped. Such landscaping shall conform to
155 the landscaping plan approved by the city at the time the building permit was issued.

156 (8) No earth mounds shall be higher than 4 feet in height.

157 (9) It shall be the responsibility of the owner to see that the landscaping is
158 maintained in an attractive and well kept condition, and to replace any landscaping that dies.

159 (10) Unless otherwise required in this subdivision, all other landscaping
160 provisions of the city code must be met.

161 (11) Turf must be established by the use of sod on all lots within 60 days,
162 excluding the time between October 1 and May 1, of issuance of a certificate of occupancy.

163 (H) Screening standards and requirements.

164 (1) Screening shall be installed so as to block direct vision. It shall consist of
165 1 or more of the following:

166 (a) A fence or wall not less than 5 feet high, but not extending within
167 15 feet of any street.

168 (b) Compact evergreen or deciduous hedge and over and under story
169 trees in a buffer strip at least 10 feet in width. At planting, hedge material must be at least 2 ½
170 feet in height and deciduous trees must be at least 5 feet in height with a minimum of 2 ½ caliper
171 inches measured 2 feet off the ground. Coniferous trees must be at least 6 feet in height.

172 (c) Earth berms.

173 (2) The screening shall be placed along property lines or in the case of
174 screening along a street, 15 feet from the street right-of way line.

175 (3) Where any lot is adjacent to property developed for residential use, the
176 owner shall provide screening along the boundary of the residential property.

177 (4) Where any off-street parking area contains more than 4 parking spaces,
178 partial screening with vegetation and/or berms shall be placed on any side adjoining a residential
179 use or a public street.

180 (5) All loading docks shall be screened from view on the property's street
181 frontages or from the districts boundary by a wall, earth berms or plant material or a combination
182 of these at least 5 feet in height. Such walls shall be designed to be harmonious with the structure
183 having the loading dock.

184 (6) All mechanical equipment located around the perimeter of a structure shall
185 be screened.

186 (7) Dumpsters and/or trash/recycling receptacles shall be stored inside the
187 principal structure or if outside shall only be located on a non-street side of the building, except
188 for during trash pickup time.
189

190 (8) Any dumpsters and/or trash/recycling receptacles located along a street side
191 shall be screened by a wall of at least 6 feet in height which matches the material, design and
192 color of the principal building or stored within an accessory structure constructed of building
193 materials compatible with the principal structure, and readily served through swinging doors or
194 an overhead door on tracks. Storage containers must have covers or enclosure has to have a roof.
195

196 (9) All exterior storage shall be screened from view with exception of:

197 (a) Merchandise being displayed.

198 (b) Materials and equipment being used for construction on premises.
200

201 (10) Screening devices shall be included in the site and/or landscaping plans.
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203 (11) Unless otherwise required in this subdivision, all other screening
204 provisions of the city code must be met.
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206 (I) Landscaping and screening plan.
207

208 (1) Complete landscaping, screening and erosion control plans shall be
209 prepared and signed by a landscape architect or professional site planner with educational
210 training or work experience in land analysis and site plan preparation. These plans shall include:
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212 (a) Detailed natural land analysis including vegetation, soil types and
213 slopes.
214

215 (b) Manmade features.
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217 (c) Details of all proposed vegetative landscaping materials including
218 placement, Latin name, common name, caliper/height and quantity.
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220 (d) Details of proposed non-vegetative landscaping and screening
221 materials.
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223 (e) Planting and construction schedule for completion of landscaping
224 and screening plans.
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226 (2) The final landscaping and screening plan must be approved by the City
227 Council at the time of site plan review.
228

229 (J) Landscaping security.

230 (1) The owner shall file with the City Clerk security in the form of a letter of
231 credit or cash deposit as determined by the City Council, to ensure that the landscaping,
232 screening and erosion control work is done pursuant to the landscaping plan within the time
233 schedule, and to ensure that the vegetative materials used in any landscaping, screening or
234 erosion control work that die within 2 complete growing seasons are replaced.

235 (2) The security shall be in an amount determined by the City Council, but
236 shall be at least equal to the amount estimated to be the cost of completing the required
237 landscaping, screening and erosion control measures and not to exceed twice such amount.

238 (3) Where such landscaping, screening and erosion control measures do not
239 include the use of vegetative materials, the security shall be in force until such landscaping;
240 screening or erosion control measures have been completed and approved by the City Council.
241 Where such landscaping, screening and erosion control measures do include the use of vegetative
242 materials, the security shall be in force for at least the next 2 complete growing seasons,
243 subsequent to the completion and approval of such landscaping; screening or erosion control
244 measures have been completed and approved by the City Council.

245 (4) Upon completion of the landscaping, screening and erosion control work,
246 the security will be reduced to an amount determined adequate to replace vegetative material that
247 may die within 2 complete growing seasons.

248 (5) Such security shall be filed with the City Clerk before a building permit
249 can be issued.

250 (K) Outdoor Lighting.

251 (1) A lighting plan, showing how the site meets all lighting requirements must
252 be submitted at the time of site plan submittal.

253 (2) Intensity.

254 (a) No more than 0.5 FC of light where residential zoning abuts and
255 no more than 1.0 FC of light where other zoning abuts shall be allowed at the property line, when
256 measured at eye level and aimed at the light source.
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258 (b) In parking areas and walkways, downward focused lighting shall
259 be provided by cutoff type luminaries with no more than 10% of light output above the
260 horizontal plane through the light source.
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262 (3) Height. Light fixtures and freestanding luminaries shall not exceed 20 feet
263 or extend above the roofline of the principal building, whichever is less.
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265 (4) Accent lighting. Accent lighting used to highlight selected landscape or
266 architectural features shall be permitted provided the light source is shielded to aim directly at
267 the area of focus.
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TITLE & SUMMARY OF ORDINANCES

Pursuant to Minn. Stat. Section 412.191, Subd. 4

The City Council for the City of Stacy, Chisago County, Minnesota, has authorized publication of the Title & Summary of the following ordinance. Printed copies of the ordinance are available for inspection during regular office hours at the office of the City Clerk, Stacy City Hall, 30955 Forest Boulevard, Stacy, Minnesota 55079, and on our website www.stacymn.org.

Ordinance No. 2021-__ -__

***Ordinance Title:* AN ORDINANCE AMENDING CHAPTER 153.051 OF THE STACY CITY CODE GENERAL BUSINESS DISTRICT**

Summary: The ordinance is amending section 153.053 Light Industrial District to add a maximum height limitation, building design and construction standards, and standards for outdoor lighting.