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**CITY OF STACY
CHISAGO COUNTY, MINNESOTA**

ORDINANCE NO. 2021-__ -__

**AN ORDINANCE AMENDING SECTION 153.052 INDUSTRIAL ZONING
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 Section 153.053 of the Stacy City Code is repealed in its entirety and replaced as follows: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. The I Industrial District is established to provide exemplary standards of development for industrial areas, to ensure compatibility with other land uses and to provide for industrial employment opportunities for residents of the community.

(B) Requirements.

(1) Minimum lot area: 13,000 square feet;

(2) Minimum lot width: 100 feet;

(3) Front yard setback: 25 feet; when abutting residentially zoned property, the front yard setback shall conform to the established front yard setback in the block;

(4) Rear yard setback: 25 feet; when abutting residentially zoned property, the rear yard setback shall be 30 feet, and no storage or parking of vehicles shall be permitted within 10 feet of the rear lot line. There shall be a 10 foot (minimum) landscaped buffer strip along the rear lot line.

(5) Side yard setback: 10 feet interior; 15 feet when abutting a residentially zoned lot; 15 feet corner.

(C) No unenclosed use. All manufacturing or processing shall be conducted completely within enclosed buildings.

(D) Landscaping. Substantial landscaping and screening shall be installed and maintained on industrial sites adjacent to residential districts to effectively separate the uses and promote the public health, safety and welfare.

(E) Permitted principal uses; some may require a conditional use permit.

(1) Art equipment supplies - manufacture.

(2) Bags, boxes and paper containers, manufacturing and storage.

(3) Bakery products.

- 38 (4) Bottling establishments.
- 39 (5) Bland books, loose-leaf binders - fabrication and assembly.
- 40 (6) Books and bookbinding.
- 41 (7) Cabinet and woodworking establishments.
- 42 (8) Clothing manufacture.
- 43 (9) Camera and photographic manufacturing.
- 44 (10) Cold storage plants, locker plants.
- 45 (11) Commercial printing, publishing, engraving and reproduction firms.
- 46 (12) Confectionery and related products, manufacture and packaging.
- 47 (13) Creameries, milk stations, bottling works.
- 48 (14) Dental instruments and supplies.
- 49 (15) Dry cleaning and dyeing establishments.
- 50 (16) Electric lighting and wiring equipment - manufacture.
- 51 (17) Electric measuring and testing equipment - manufacture.
- 52 (18) Electronic tubes and other components - manufacture.
- 53 (19) Electrical products and appliances - manufacture and assembly.
- 54 (20) Express and hauling stations.
- 55 (21) Grain and seed elevators.
- 56 (22) Hand and edge tools - manufacture and assembly.
- 57 (23) Ice plants and ice cream plants.
- 58 (24) Jewelry manufacture.
- 59 (25) Laboratory instruments and associated equipment, scientific, and testing.
- 60 (26) Laundries.
- 61 (27) Luggage, handbags, and similar items - manufacture and assembly.
- 62 (28) Lumber yards.
- 63 (29) Mail order houses.
- 64 (30) Medical and surgical instruments and supplies.
- 65 (31) Newspaper plants and offices.

- 66 (32) Office furniture and supplies.
- 67 (33) Optical instruments and lenses - manufacture and assembly.
- 68 (34) Patterns - design and manufacture.
- 69 (35) Pottery shops.
- 70 (36) Precision instruments.
- 71 (37) Plastic extrusion and molding fixture.
- 72 (38) Processing and storage plants not involving a discharge of noxious to toxic
73 matter.
- 74 (39) Public garages.
- 75 (40) Radio and television - assembly and parts fabrication.
- 76 (41) Sport equipment - manufacture and assembly.
- 77 (42) Scientific and research instruments and equipment - manufacture and
78 assembly.
- 79 (43) Signs and advertising display materials - manufacture.
- 80 (44) Supply yards.
- 81 (45) Storehouses, warehouses.
- 82 (46) Telephone and telegraph technical apparatus - manufacture and assembly.
- 83 (47) Temperature controls - fabrication and assembly.
- 84 (48) Trade schools.
- 85 (49) Truck terminals.
- 86 (50) Warehousing.
- 87 (51) Welding supply.
- 88 (52) Wholesale business facilities.
- 89 (53) "Adult uses" subject to the requirements of Chapter 96 of the City Code.
- 90 (F) Permitted accessory uses.
- 91 (1) Off-street parking and loading, as required in this chapter.
- 92 (2) Nameplate and business signs, as per §§ 153.090 et seq.
- 93 (G) Uses requiring a conditional use permit.
- 94 (1) Heavy manufacturing or any use involving pollution or other hazards.

- 95 (2) Junk yards, auto reduction yards, and open storage yards.
- 96 (3) Private water supply system pursuant to § 51.11(C).
- 97 (4) Other manufacture, processing, storage, or commercial uses determined by
98 the Planning Commission to be of the same general character as the permitted uses above and
99 found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or
100 transmission of noise, oxidation, smoke, dust, odors, toxic or noxious matter, or glare or heat.
- 101 (5) Properties may also be subject to the requirements of the Shoreland
102 Overlay District, § 153.054.
- 103 (6) Conditions on outside storage of material or finished product.
- 104 (a) Outside storage of materials or finished product may not exceed
105 40% of the area of a lot that is 5 or more acres.
- 106 (b) Outside storage of materials or finished product may not exceed
107 75% of the footprint of the building on lots smaller than 5 acres and may never exceed 40% of
108 the area of the lot.
- 109 (c) All outside storage shall be screened from view by dense
110 vegetative screening or other approved screening method.
- 111 (H) Building design standards.
- 112 (1) Quality. Buildings shall maintain a high standard of architectural and
113 aesthetic compatibility with surrounding properties to ensure that they will not adversely impact
114 the abutting properties.
- 115 (2) Exterior finishes. The following materials are permitted for exterior
116 finishes:
- 117 (a) Face brick;
- 118 (b) Natural stone;
- 119 (c) Stone or glass curtain walls;
- 120 (d) Wood, provided surfaces are finished for exterior use and wood of
121 proven exterior durability is used, such as cedar, redwood, or cypress;
- 122 (e) Break-off block;
- 123 (f) Stucco; and
- 124 (g) Precast concrete and integral colored concrete block, provided
125 surfaces are molded, serrated or treated with a textured material to create a 3-dimensional
126 character.
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134 (h) Curtain wall panels of steel, metal, or aluminum provided the
135 panels are factory fabricated and of a high-quality material with a matte or non-lustre finish.
136 These structures will require decorative design elements as approved by the City Council.
137

138 (3) Prohibited materials. The following materials are prohibited for exterior
139 finishes:

140 (a) Face material that rapidly deteriorate or become unsightly such as
141 exposed cinder blocks, galvanized metal, unfinished tile, and common clay brick.
142

143 (4) Building construction prohibited.

144 (a) Temporary construction.

145 (I) Landscaping and screening plan.

146 (1) Complete landscaping, screening and erosion control plans shall be
147 prepared and signed by a landscape architect or professional site planner with educational
148 training or work experience in land analysis and site plan preparation. These plans shall include:
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150 (a) Detailed natural land analysis including vegetation, soil types and
151 slopes.
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153 (b) Manmade features.

154 (c) Details of all proposed vegetative landscaping materials including
155 placement, Latin name, common name, caliper/height and quantity.

156 (d) Details of proposed non-vegetative landscaping and screening
157 materials.

158 (e) Planting and construction schedule for completion of landscaping
159 and screening plans.

160 (2) The final landscaping and screening plan must be approved by the City
161 Council at the time of site plan review.

162 (J) Landscaping security.

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

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

171 (3) Where such landscaping, screening and erosion control measures do not
172 include the use of vegetative materials, the security shall be in force until such landscaping;
173 screening or erosion control measures have been completed and approved by the City Council.
174 Where such landscaping, screening and erosion control measures do include the use of vegetative
175 materials, the security shall be in force for at least the next 2 complete growing seasons,
176 subsequent to the completion and approval of such landscaping; screening or erosion control
177 measures have been completed and approved by the City Council.

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

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

183 (K) Outdoor Lighting.

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

186 (2) Intensity.

187 (a) No more than 0.5 FC of light where residential zoning abuts and
188 no more than 1.0 FC of light where other zoning abuts shall be allowed at the property line, when
189 measured at eye level and aimed at the light source.

190 (b) In parking areas and walkways, downward focused lighting shall
191 be provided by cutoff type luminaries with no more than 10% of light output above the
192 horizontal plane through the light source.

193 (3) Height. Light fixtures and freestanding luminaries shall not exceed 20 feet
194 or extend above the roofline of the principal building, whichever is less.

195 (4) Accent lighting. Accent lighting used to highlight selected landscape or
196 architectural features shall be permitted provided the light source is shielded to aim directly at
197 the area of focus.

203 **SECTION 2. Effective Date.** This ordinance shall take effect from and after its passage
204 and publication.

205 **ADOPTED** this ____ day of _____, 2021 by the City Council of the
206 City of Stacy, Minnesota.

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211 By: _____
212 Mark Utecht, Mayor
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214 ATTEST:

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217 _____
Sharon Payne, City Clerk

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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 153.052 OF THE STACY CITY INDUSTRIAL ZONING DISTRICT**

Summary: The ordinance is amending section 153.052 Industrial Zoning District to add standards for building design, landscaping, and outdoor lighting.