

SECTION 13 - JI-JESSENLAND INDUSTRY DISTRICT

Subdivision 1. Purpose.

The JI JESSENLAND INDUSTRY DISTRICT is intended to provide a district that will allow compact, convenient, limited, highway-oriented industry closely related to existing urban areas in the Town and at standards that will not impair the traffic-carrying capabilities of abutting roads and highways. The regulations for the district are intended to encourage industrial development that is compatible with surrounding or abutting districts.

Subdivision 2. Permitted Uses.

The following uses shall be permitted within the JI INDUSTRY DISTRICT:

1. Any production, processing, cleaning, servicing, testing, repair, or storage of materials, goods, or products which conform to the performance standards set forth herein after, and which shall not be injurious or offensive to the occupants of adjacent premises by reason of the omission or creation of noise, vibration, smoke dust or other particulate matter, toxic materials, odors, fire or explosion hazards, or glare.
2. Automobile service stations -- for the retail or wholesale dispensing of fuel, lubricants, tires, batteries, accessories, and supplies, including installation and minor services customarily incidental thereto; facilities for chassis and gear lubrication are permitted only if enclosed in a building.
3. Building material sales.
4. Cartage and express facilities.
5. Contractors', architects', and engineers' offices, shops, and yards, such as building, cement, electrical, heating, ventilating, and air-conditioning, masonry, painting, plumbing, refrigeration, and roofing.
6. Dry-cleaning establishments.
7. Dwelling units, for watchmen and their families, located on the premises where they are employed in such capacity.
8. Farm implement sales and storage.
9. Fuel and ice sales.
10. Grain elevators.
11. Garages -- for storage, repair, and servicing of motor vehicles.
12. Greenhouses -- wholesale.
13. Laundries.

14. Mail order houses.
15. Printing.
16. Public utility and service uses, including:
 - a. Bus stations, bus terminals, bus turn-arounds (off-street), bus garages, and bus lots.
 - b. Fire stations.
 - c. Police stations.
 - d. Railroad passenger stations.
 - e. Railroad rights-of-way.
 - f. Telephone exchanges, telephone transmission equipment buildings, and microwave relay towers.
 - g. Utility service substations -- electric, gas, telephone and water.
 - h. Water works, reservoirs, pumping stations, and filtration plants.
17. Publishing.
18. Radar installations and towers.
19. Radio and television studios, stations, and towers, transmitting and receiving.
20. Restaurants.
21. Signs and billboards as regulated by SECTION 14.
22. Solar production, up to forty (40) kW, as regulated by SECTION 14 General Regulations, Subdivision 19, solar Production.

Subdivision 3. Conditional Uses.

The following uses may be allowed in the JI INDUSTRY DISTRICT, subject to the provisions of SECTION 15.

1. Airports and commercial heliports, including aircraft landing fields, runways, flight strips and flying schools, together with hangars, terminal buildings, and other auxiliary facilities.
2. Air, railroad, and water freight terminals, railroad switching and classification yards, repair shops and roundhouses.
3. Automobile testing grounds.
4. Heliports (private).
5. Other business and industrial activities of the same general character as listed in Subdivision 2 of this SECTION.
6. Sanitary Landfill.
7. Salvage yards.

8. Electric generating plants.
9. Composting Facility, Subject to the Regulations in SECTION 14.
10. Solar production, forty-one (41) kW to one hundred (100) kW, as regulated by SECTION 14 General Regulations, Subdivision 19, Solar Production.
11. Solar production, greater than one hundred (100) kW, as regulated by SECTION 14 General Regulations, Subdivision 19, Solar Production.

Subdivision 4. Height, Yard Lot Width and Lot Coverage Regulations.

Height Regulations.

1. No building shall hereafter be erected or structurally altered to exceed two (2) stories or thirty-five (35) feet in height, whichever is less.
2. Front Yard Regulations:
 - a. There shall be a minimum front yard setback of seventy-five (75) feet from the right-of-way line of any public road or highway and in no case less than one hundred twenty five (125) feet from the centerline.
 - b. When the front of a property does not meet a public roadway there shall be a minimum front yard setback that is at least as great as the required rear yard setback.
3. Side Yard Regulations:
 - a. There shall be a side yard having a width of not less than fifteen (15) feet on each side of a building.
 - b. No building shall be located within fifty (50) feet of any side lot line abutting a district other than business or industrial.
4. Rear Yard Regulations:
 - a. There shall be a rear yard having a depth of not less than forty (40) feet.
 - b. There shall be a minimum rear yard of one hundred (100) feet of any lot line abutting a district other than business or industrial.
5. Lot Width Regulations:

Every lot or tract shall have a width of not less than one hundred (100) feet abutting a public right-of-way.
6. Lot Coverage Regulations:

Not more than fifty (50) percent of the lot or plot area shall be occupied by buildings.
7. Lot Area Regulations:

Every lot shall contain an area of not less than two (2) acres. Not more than thirty (30) percent of the lot or plot shall be occupied by buildings.
8. Lot Width and Depth Regulations:

Every lot shall have a minimum width of not less than two hundred (200) feet at the building setback line and a minimum depth of two hundred (200) feet.

9. Slopes

- a. No building shall be erected on more than an eighteen (18) percent slope without a licensed engineer's approved plan.
- b. No building shall be erected within seventy-five (75) feet of the top or bottom of a slope exceeding eighteen (18) percent without a licensed engineer's approved plan.