

City of New Ulm

I-1 Planned Industrial District Zoning Fact Sheet

Purpose Section 9.12.1

The I-1 Planned Industrial District is intended for industrial areas which may be in close proximity to existing or anticipated residential concentrations. To achieve compatibility with abutting residential districts, development in the Planned Industrial District:

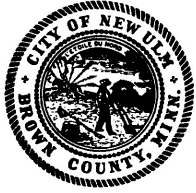
- A. Is limited to administrative, wholesaling, manufacturing, and related uses that can be carried on in an unobtrusive manner;
- B. Is limited to a low concentration of activity;
- C. Must provide suitable open spaces, landscaping, and parking areas; and
- D. Must establish and maintain a high standard of appearance, and external effects (such as noise, smoke, etc.) are to be limited.

Permitted Uses Section 9.12.2

Within a I-1 Planned Industrial District, unless otherwise provided in this chapter, no building or land shall be used except for one or more of the following uses, providing they comply with the performance standards set forth for this district:

- A. Airports.
- B. Bottling establishments.
- C. Building material sales and storage establishments.
- D. Broadcasting antennae, television and radio.
- E. Camera and photographic manufacturing establishments.
- F. Cartage and express facilities.
- G. Cartography and bookbinding establishments.
- H. Dry cleaning and dyeing establishments.
- I. Electric light or power generating stations.
- J. Electrical and electronic products manufacturers.
- K. Electrical service shops.
- L. Engraving, printing, and publishing establishments.
- M. Heliports.
- N. Jewelry manufacturers.
- O. Laundries.
- P. Medical, dental, and optical laboratories.
- Q. Public utility structures and municipal and governmental buildings.
- R. Railroad rights of way.
- S. Storage or warehousing facilities.
- T. Wholesale business and office establishments.
- U. Commercial kennels.

This information is provided by the City of New Ulm. Please contact David Schnobrich, Community Development Director for further information at 507-233-2116 or DavidS@newulmmn.gov.



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Conditional Use Permit Section 9.12.3

- A. Any manufacturing, production, processing, cleaning, storage, servicing, repair, and testing of materials, goods, or products similar to those listed in subdivision 2 of this section which conform with the performance standards set forth for this district.
- B. Retail and service establishments essential to the operation of an I-1 Planned Industrial District, and providing goods and services which are primarily for the use of persons employed in the district.

Permitted Accessory Uses Section 9.12.4

- Within an I-1 Planned Industrial District, the following uses shall be permitted accessory uses:
- A. All uses customarily incident to the uses permitted in subdivisions 2 and 3 of this section.
 - B. Off-street parking and loading, as regulated by section 9.14.
 - C. Signs, as regulated by section 9.14.

Height, Yard & Lot Coverage Regulations

Section 9.12.5

Height Regulations

No building shall hereafter be erected to exceed a height of four stories or 45 feet in height.

Front Yard Regulations

1. There shall be a front yard having a depth of not less than 30 feet between buildings and the street right of way,
2. Notwithstanding subparagraph 1 above, where the district abuts or adjoins a residential district across the street, there shall be a front yard having a depth of not less than 50 feet.

Side Yard Regulations

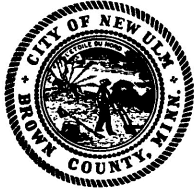
1. There shall be a side yard on each side of a building, each yard having a width of not less than 15 feet.
2. Notwithstanding subparagraph 1 above, where the district abuts or adjoins a residential district, the side yard abutting side residential district shall have a width of not less than 25 feet.

Rear Yard Regulations

1. There shall be a rear yard having a depth of not less than 15 feet.
2. Notwithstanding subparagraph 1 above, where the district abuts or adjoins a residential district, there shall be a rear yard having a depth of not less than 30 feet.

Lot Area Regulations

Every individual lot, site, or tract shall have an area of not less than 12,000 feet.



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Minimum District Area Regulations

No. I-1 Planned Industrial District shall be established on any tract, the total area of which is less than 10 acres in a single ownership or under unified control. This requirement may be waived where the tract abuts or adjoins an existing I-1 Planned Industrial District or I-2 General Industrial District.

Frontage Regulations

Every lot or tract shall have a width of not less than 75 feet abutting a public right of way.

Lot Coverage Regulations

Not more than 50% of the total area of lot shall be covered by buildings.

Procedures and Design Standards Section 9.12.6

- A. All petitions for rezoning to establish or expand an I-1 Planned Industrial District must also concurrently follow subdivision platting procedures, and a complete preliminary plat with all supporting data required must be filed with the Planning Commission.
- B. All public rights of way within an I-1 Planned Industrial District shall be considered collector streets.
- C. Upon finding by the Planning Commission and Council that the proposed I-1 Planned Industrial District and preliminary plat will constitute an industrial district of sustained desirability, will be consistent with long-range Comprehensive Plan for the City, and will meet the requirements of the I-1 Planned Industrial District, the City Council may establish an I-1 Planned Industrial District on the property included in the preliminary plat. The preliminary plat as approved, together with such covenants, deed restrictions, controls, or special conditional use permits as may be attached to it, shall become a part of the chapter establishing the zoning change. Any substantial change to the plan will require re-submission to, and approval by, the Planning Commission and the City Council.
- D. The final platting of land zoned I-1 Planned Industrial District shall be subject to such requirements for approval, recording, and the installation of improvements required by other provisions of the City Code.
- E. Prior to obtaining a building permit or constructing any building improvements on an individual lot or site within an I-1 Planned Industrial District, five copies of the site plans of proposed improvements shall be submitted to and reviewed by the Planning Commission and the City Council. Such site plans shall show the location and extent of proposed buildings, parking, loading, access drives, landscaping, sewage and water systems, and any other improvements. Plans will be examined for compliance with the recorded preliminary plat and attachments thereto, and the Planning Commission shall consider the plans and make its recommendations to the City Council, which shall have the power to approve or disapprove the same.



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General Regulations Section 9.12.7 Additional regulations in the I-1 Planned Industrial District are set forth in section 9.14.

Performance Standards Section 9.12.8

A. **Intent.** It is the intent of this subdivision to provide that industry and related activities shall be established and maintained with proper appearance from streets and adjoining properties and to provide that each such permitted use shall be a good neighbor to adjoining properties by the control of the following:

B. **Standards.**

1. **Landscaping.** All required yards shall either be open landscaped and green areas or be left in a natural state. If any yards are to be landscaped, they shall be landscaped attractively with lawn, trees, shrubs, etc. Any areas left in a natural state shall be properly maintained in a sightly and well-kept conditions. Yards adjoining any of the classes of residence districts shall be landscaped with buffer planting screens. Plans of such screens shall be submitted for approval as a part of the site plan and installed prior to issuance of a certificate of occupancy for any tract in the district.
2. **Noise.** These standards describe the limiting levels of sound and are established on the basis of present knowledge for the preservation of public health and welfare. These standards are consistent with speech, sleep, annoyance, and hearing conservation requirements for receivers within the District. These standards do not, by themselves, identify the limiting levels of impulsive noise needed for the preservation of public health and welfare.
 - a. **Definitions.** The terms used in this Subdivision have the meanings given them in this part.
 - i. "A-weighted" means a specific weighting of the sound pressure level for the purpose of determining the human response to sound. The specific weighting characteristics and tolerances are those given in American National Standards Institute S1.4-1983, section 5.1 as now in force or as hereafter amended, revised, or replaced by Minnesota Rules Chapter 7030.
 - ii. "dB(A)" means a unit of sound level expressed in decibels (dB) and Aweighted.
 - iii. "Decibel" means a unit of sound pressure level, abbreviated as dB.

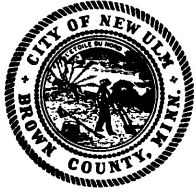


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**Performance
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Continued
Section 9.12.8**

- iv. "Impulsive noise" means either a single sound pressure peak (with either a rise time less than 200 milliseconds or total duration less than 200 milliseconds) or multiple sound pressure peaks (with either rise times less than 200 milliseconds or total duration less than 200 milliseconds) spaced at least by 200 millisecond pauses.
 - v. "L₁₀" means the sound level, expressed in dB(A), which is exceeded ten percent of the time for a one hour survey.
 - vi. "L₅₀" means the sound level, expressed in dB(A), which is exceeded 50 percent of the time for a one hour survey.
 - vii. "Person" means any human being, any municipality or other governmental or political subdivision or other public department or agency, any public or private corporation, any partnership, firm, association, or other organization, any employee, licensee, receiver, trustee, assignee, agency, legal entity, other than a court of law, or any legal representative of any of the foregoing.
 - viii. "Sound pressure level", in decibels, means 20 times the logarithm to the base 10 of the ratio of the pressure to the reference pressure. The reference pressure shall be 20 micronewtons per square meter.
- b. No persons shall operate or cause or permit to be operated any source of noise in such a manner as to create a noise level exceeding the following limits: L₅₀—75 L₁₀-80
- c. The following procedures must be used to obtain representative sound level measurements:
- i. Measurement of sound must be made at the point of human activity which is nearest to the noise source. All measurements shall be made outdoors.
 - ii. All sound level measuring devices must meet Type O, I, II, or S specifications under American National Standards Institute S1.4-1983 as now in force or as hereafter amended, revised, or replaced by Minnesota Rules Chapter 7030.
 - iii. All sound level measuring devices must, at a minimum, be externally field calibrated before and after monitoring using a calibration device of known frequency and sound pressure level.



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- iv. Measurements must be made at least three feet off the ground or surface and away from natural or artificial structures which would prevent an accurate measurement.
 - v. Measurements must be made using the A-weighting and fast response characteristics of the sound measuring device as specified in American National Standards Institute S1.4-1983 as now in force or as hereafter amended, revised, or replaced by Minnesota Rules Chapter 7030.
 - vi. Measurements must not be made in sustained winds or in precipitation which results in a difference of less than ten decibels between the background noise level and the noise source being measured.
 - vii. Measurements must be made using a microphone which is protected from ambient conditions which would prevent an accurate measurement.
- d. A summary sheet for all sound level measurements shall be completed and signed by the person making the measurements. At a minimum, the summary sheet shall include:
- i. date;
 - ii. time;
 - iii. location;
 - iv. noise source;
 - v. wind speed and direction;
 - vi. temperature;
 - vii. humidity;
 - viii. make, model, and serial number of measuring equipment;
 - ix. field calibration results;
 - x. monitored levels; and
 - xi. site sketch indicating noise source, measurement location, directions, distances, and obstructions.
3. **Odors.** No activity or operation shall cause at any time the discharge of odorous matter in such concentrations as to be readily detectable at any point along the property boundary line or in such concentration as to create a public nuisance or hazard beyond such boundary line.

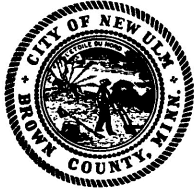


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4. **Glare.** Glare, whether direct or reflected, such as from floodlights, spotlights, or high temperature processes, and as differentiated from general illumination, shall not be visible at any property line.
5. **Exterior lighting.** Any lights used for exterior illumination shall direct light away from adjoining properties.
6. **Vibration.** Vibration shall not be discernible at any property line to the human sense of feeling for three minutes or more duration in any one hour. Vibration of any kind shall not produce at any time an acceleration of more than one-tenth (0.1) gravities or result in any combination of amplitudes and frequencies beyond the "safe" range of Table VII, United States Bureau of Mines Bulletin No. 442, "Seismic Effects of Quarry Blasting," on any structure. The methods and equations of said Bulletin No. 442 shall be used to compute all values for the enforcement of this provision.
7. **Smoke.** Measurements shall be at the point of emission. The Ringelman Smoke Chart published by the United States Bureau of Mines shall be used for the measurement of smoke. Smoke not darker or more opaque than No. 4 on said chart may be emitted, except that smoke darker or more opaque than No. 2 on said chart may not be emitted for periods longer than 4 minutes in any 30 minutes. These provisions, applicable to visible gray smoke, shall also apply to visible smoke of a different color but with an equivalent apparent opacity.
8. **Dust.** Solid or liquid particles shall not be emitted at any point in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to a stack temperature of 500 degrees Fahrenheit and 50% excess air.
9. **Fumes or gases.** Fumes or gases shall not be emitted at any point in concentrations or amounts that are noxious, toxic, or corrosive. The values given in Table I (Industrial Hygiene Standards--Maximum Allowable Concentration for eight 19 hour day, five days per week), Table III (Odor Thresholds), Table IV (Concentrations of Substances Causing Pain in the Eyes), and Table V (Exposure to Substances Causing Injury to Vegetation) in the latest revision of chapter 5, "Physiological Effects," that contains such tables, in the "Air Pollution Abatement Manual," by the Manufacturing Chemists Association, Inc., Washington, D.C. , are hereby established as guides for the determination of permissible concentration or amounts. Detailed plans for the elimination of fumes or gases may be required before the issuance of a building permit.



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10. **Hazard.** Every operation shall be carried on with reasonable precautions against fire and explosion hazards.

11. **Water supply.** The design and construction of water supply facilities and water supply source shall be in accord with City health standards and requirements.

12. **Waste.** All sewage and industrial wastes shall be treated and disposed of in such manner as to comply with City health standards and requirements.

C. In order to insure compliance with the performance standards set forth above, the City Council may require the owner or operator of any permitted use to have made such investigations and/or tests as may be required to show adherence to the performance standards. Such investigation and/or tests as are required to be made shall be carried out by an independent testing organization selected by the City. The costs incurred in such investigation or testing shall be shared equally by the owner or operator and the City, unless the investigation and tests disclose noncompliance with the performance standards, in which situation the entire investigation or testing cost shall be paid by the owner or operator.