

City of New Ulm

I-2 General Industrial District

Zoning Fact Sheet

Purpose

Section 9.13.1

The I-2 General Industrial District is intended to provide a district that will allow general industrial uses which, due to their size and nature, would not conform in the Planned Industrial District.

Permitted Uses

Section 9.13.2

- A. Any use permitted in the I-1 Industrial District.
- B. Breweries.
- C. Contractors' offices, shops and yards for plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, air conditioning, masonry, electrical, and refrigeration.
- D. Freight terminals.
- E. Fuel and ice sales and storage facilities.
- F. Garages for storage, repair, and servicing of motor vehicles.
- G. Grain elevators.
- H. Highway maintenance shops and yards.
- I. Lumber yards and storage facilities.
- J. Monument works.
- K. Public service structures, including power substations, gas regulator stations, sewage disposal plants, telephone exchanges, police or fire stations, elevated tanks, and water works.
- L. Manufacturing, processing, storage, servicing, and testing establishments.

Conditional Use Permit

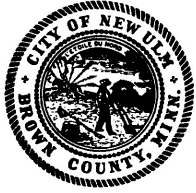
Section 9.13.3

- 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. Extraction, processing, or storage of sand, gravel, stone, or other raw material.
- C. Retail and service establishments essential to the operation of an I-2 General Industrial District.
- D. Junkyards, provided they are screened from view of all persons on all properties located within 600 feet.

Permitted Accessory Uses

Section 9.13.4

- A. Accessory uses customarily incidental to the uses permitted in subdivisions 2 and 3 of this section.
- B. Off-street parking and loading, as regulated by section 9.14. This section begins on page 170 of the document.
- C. Signs, as regulated by section 9.14.



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Height, Yard & Lot Coverage Regulations

Section 9.13.5

Height Regulations	No building shall hereafter be erected or structurally altered to exceed six stories or 75 feet in height.
Front Yard Regulations	There shall be a front yard having a depth of not less than 10 feet, provided that on every lot that is located across the street from any of the classes of residence districts, there shall be a front yard depth of not less than 25 feet.
Side Yard Regulations	There shall be a side yard on each side of a building, each yard having a width of not less than 5 feet, provided further that no building shall be located within 25 feet of any side lot line abutting any of the classes of residence districts.
Rear Yard Regulations	There shall be a rear yard having a depth of not less than 5 feet, provided further that no building shall be located within 30 feet of any rear lot line abutting a lot in any of the classes of residence districts.
Lot Coverage Regulations	Not more than 80% of the lot or plot shall be occupied by buildings.
General Regulations Section 9.13.6	Additional regulations in the I-2 Industrial District are set forth in section 9.14 for signs, off-street parking, loading, yard regulations and additional requirements, exceptions and modifications.
Performance Standards Section 9.13.7	<p>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:</p> <p>B. Standards. The performance standards set forth in subdivision 8, paragraph B of section 9.12 shall be used for the I-2 General Industrial District.</p> <p>C. Compliance. 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.</p>