



September 8, 2010

Members of the Planning Commission-CGO Committee
Joe Janish, City Planner
City of Jordan
210 East First Street
Jordan MN 55352

RE: CGO Industrial Zoning District and Performance Standards

Dear Planning Commissioners and City Planner Janish:

In order to obtain input from businesses, owners of industrial property and residents in the community, a Visioning Session is being held as a part of the September 14, 2010 meeting. We will be seeking input on the following:

1. Development of two industrial districts: Light Industrial and General Industrial
2. The purpose or vision statement for each industrial district
3. Permitted and Conditional Uses within industrial districts
4. Performance standards within the Industrial Districts including but not limited to minimum lot sizes, widths, setbacks, building material standards, parking lot requirements, etc.

Enclosed for the September 14th meeting are:

- **A "Purpose Statement"** worksheet for the industrial district. This includes the current purpose statement and draft statements discussed at the August meeting. We will seek community input on the vision for these areas and the purpose statements.
- **A map** illustrating current and future industrial areas, highlighted in grey. The Planning Commission discussed possibly increasing the required minimum lot size from 10,000 square feet to ½ acre at the August meeting. The enclosed map illustrates the locations of five (5) parcels that are currently under ½ acre in size. The lots that are privately owned (non city/county ownership) are adjacent to lots owned by the same private party. An additional seven (7) lots are under one acre in size. Please see the attached parcel list and maps illustrating their locations.
- **An on-line survey** relating to types of uses which may or may not be appropriate in the I-1 Industrial District has been created and is available at <http://tiny.cc/jordan-industry> (**note this is case sensitive**). The current I-1 Ordinance, or Section 11.41 of the zoning ordinance includes 109 possible permitted uses ranging from welding and stamping and rail road yards to video stores or toy and game stores. In addition 17 uses are allowed via conditional use permit. Many of the uses are not compatible – e.g. children walking to a toy store in an industrial area with heavy truck traffic. **Commissioners are asked to complete the survey on-line** or complete the attached. The survey is also available on the city's web site at: <http://www.jordan.govoffice.com/> under the Community Growth Options tab on the left before the meeting. This link was sent to owners of industrial properties, as well as to the EDA.
- A copy of the City's **current zoning ordinance Section 11.41** relating to the I-1 Industrial District is enclosed.

- Copies of the **letter and flyer** that were mailed to property owners and businesses in the Industrial areas, inviting them to the September 14, 2010 Planning Commission/CGO meeting is enclosed.
- A **table summarizing industrial zoning regulations** for cities within Scott County, as well as a couple in Carver County is enclosed. This was distributed at the August Planning Commission meeting as well.

If you have any questions prior to the meeting, please feel free to contact me at: 952-758-7399 or via email at: jfoust@municipaldevelopmentgroup.com.

Best regards,

Joanne Foust
Principal

Industrial District Purpose Statement Samples

Jordan's Existing Industrial Purpose Statement. *This district is established to allow and preserve areas in the City for manufacturing, processing, assembly and fabrication, storage and warehousing and other industrial uses and to allow certain retail and service business. (Jordan, MN)*

DRAFT Purpose statement I-1 Light Industrial

This district is established to provide land in close proximity to major thoroughfares for a broad range of light industrial uses which are designed to be a positive visual image of the district and community from adjacent roadways and which are complimentary to and buffered from adjacent highway commercial uses to minimize the impact associated with industrial developments.

Other comments/ideas:

DRAFT Purpose statement I-2 General Industrial:

This district is established to allow and preserve areas in the City for manufacturing, processing, assembly and fabrication, storage and warehousing, **distribution and construction related services which are generally non-intrusive and which are compatible to and buffered from adjacent highway commercial and residential uses.**

Other comments/ideas:

Examples Purpose Statements from other communities:

- The purpose of the light industry zone is to provide an area for industrial, light manufacturing and office uses which are generally not obtrusive and which serve as a transition between more intensive industrial sites and residential and business land uses. (Shakopee MN)
- The purpose of the heavy industrial zone is to provide an area for industrial uses in locations remote from residential uses and in which urban services and adequate transportation exist. (Shakopee MN)
- The purpose of the I-1, Limited Industrial District is to provide land for development of traditional industrial activities, sufficient in size to meet employment and tax base requirements of the city. The overall character of the district is intended to allow industrial development but to assure that it is compatible with adjacent land uses (Savage MN)
- **I - INDUSTRIAL DISTRICT: Intent:** To provide land for development of industrial activities sufficient in size to meet employment and tax base requirements of the City, such activities to be characterized by relatively high employment levels and building to land ratios and by an overall visual appearance which is reasonably compatible with the predominant residential character of the City and with the desired positive visual image of the community which this district will present. (Chaska MN)
- **I2 - RESTRICTED INDUSTRIAL DISTRICT: Intent**
To provide land for development of industrial activities which require large areas for outdoor storage of equipment and materials, and which do not require municipal sewer and water facilities because of their low water consumption demands and corresponding low waste water and sewage disposal requirements. It is intended that only land that is mostly secluded from public view be placed in this district, and furthermore, that adequate visual screening of outdoor storage areas be provided so that potential negative impacts on surrounding properties is substantially minimized. (Chaska MN)
- Following are Belle Plaine Purpose Statements for their I-2, Industrial and I/C Districts:
1105.12 SUBD. 1. PURPOSE.

It is the intent of the I-2 General Industrial District to provide areas suitable for the location of general industrial activities which have adequate and convenient access to thoroughfares and provide effective controls for nuisance and pollution characteristics. It is further the intent of this district to encourage industrial development in a compact and orderly manner consistent with the general locations shown in the Comprehensive Plan providing a compatible relationship with other land uses where a full complement of urban services are provided.

It is the purpose of the I/C District to allow for development of areas where there is a transition in use occurring, but sites are not available which would allow for compliance with other district requirements. Industrial or commercial development will be allowed only as a conditional permitted use to (1) ease land use transition, (2) control development so that it is compatible with surrounding property, and (3) establish dimensional requirements on an individual basis.

1105.13 SUBD. 2. PERMITTED USES

New Prague:

I-1 Light Industrial District

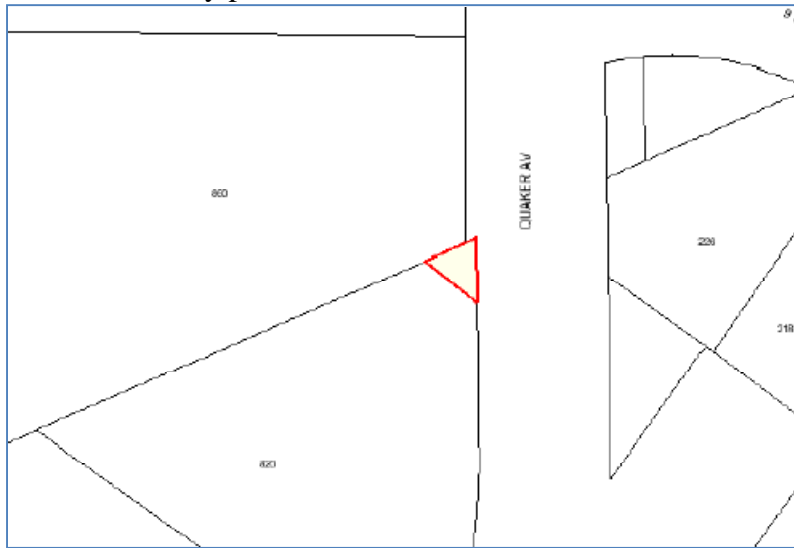
1. Purpose

This district is intended to provide for industrial uses for activities that because of their nature, are not well suited for close proximity to residential and business areas of the community. Existing industry that is located close to residential areas is allowed to continue and must meet certain performance criteria when applicable. Industrial areas have good access to highway and railroad lines because of their need to receive and distribute products and goods.

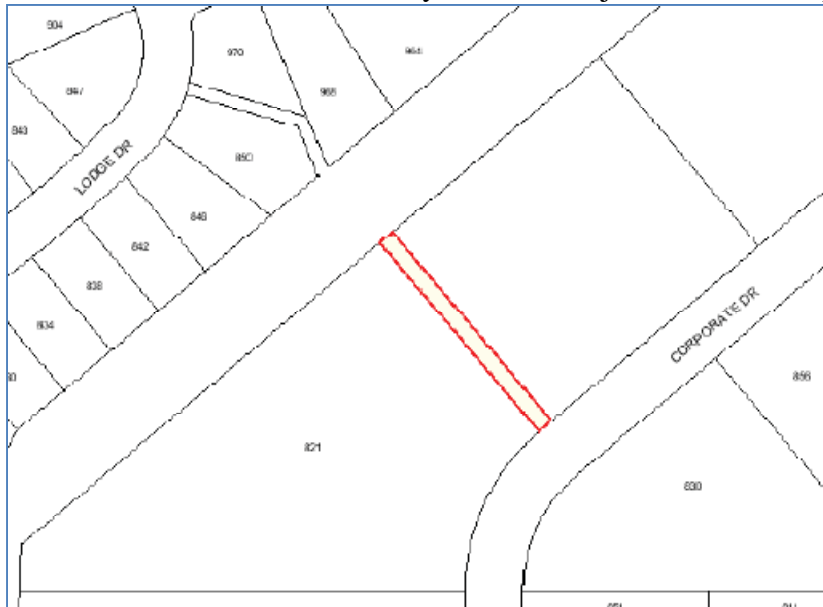
Industrial Lots under one acre in Jordan

	PID #	Lot Size	Lot Owner
#1:	220100270	0.01170	SCOTT COUNTY HWY ENGINEER
#2:	220770100	0.13773	HARTMAN BROTHERS LLC
#3:	220540011	0.22971	CITY OF JORDAN
#4:	220540030	0.25426	CITY OF JORDAN
#5:	109240014	0.33199	MARY JOY SCHMIDT
#6:	109240030	0.50993	SCOTT CARVER THRESHERS ASSN
#7:	220230010	0.67032	VALLEY PLUMBING INC
#8:	220100260	0.74394	MERVIN L BRENKE
#9:	229180060	0.90496	K & N ENTERPRISES LLC
#10:	109240050	0.96691	DONALD L & ROSALYN A NELSON
#11:	109240120	0.98388	GARY C & ROXANNE J WESSEL
#12:	109240040	0.99341	GARY C & ROXANNE J WESSEL

#1: Scott County parcel



#2: Hartman Brothers LLC – they own land adjacent at 821 Corporate Drive

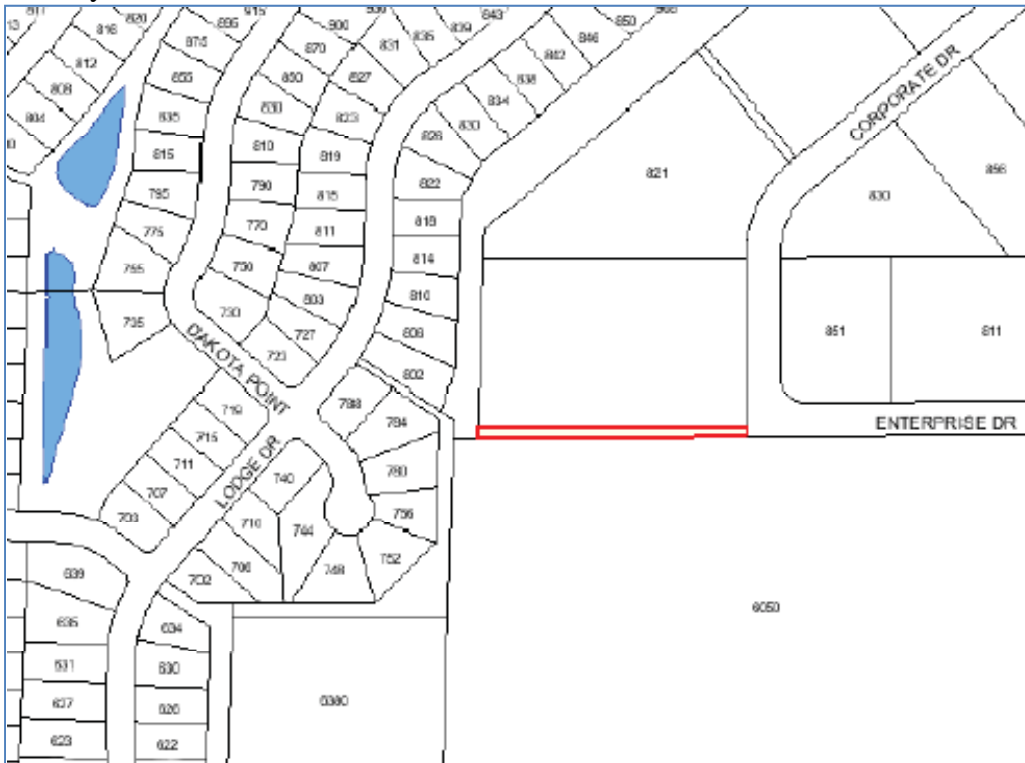


Industrial Lots under one acre in Jordan

#3: City of Jordan Lot

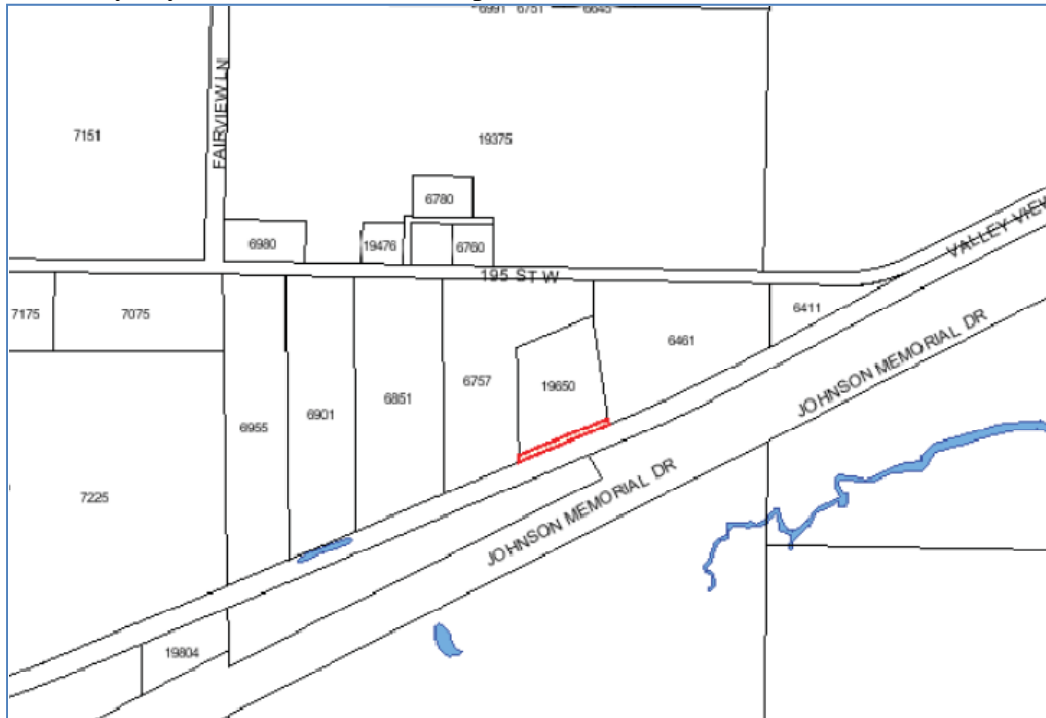


#4: City of Jordan Lot



Industrial Lots under one acre in Jordan

#5: Mary Joy Schmidt – Also owns parcel to the north



#6: Scott Carver Thresher Assoc. Also owns parcels to NE and NW

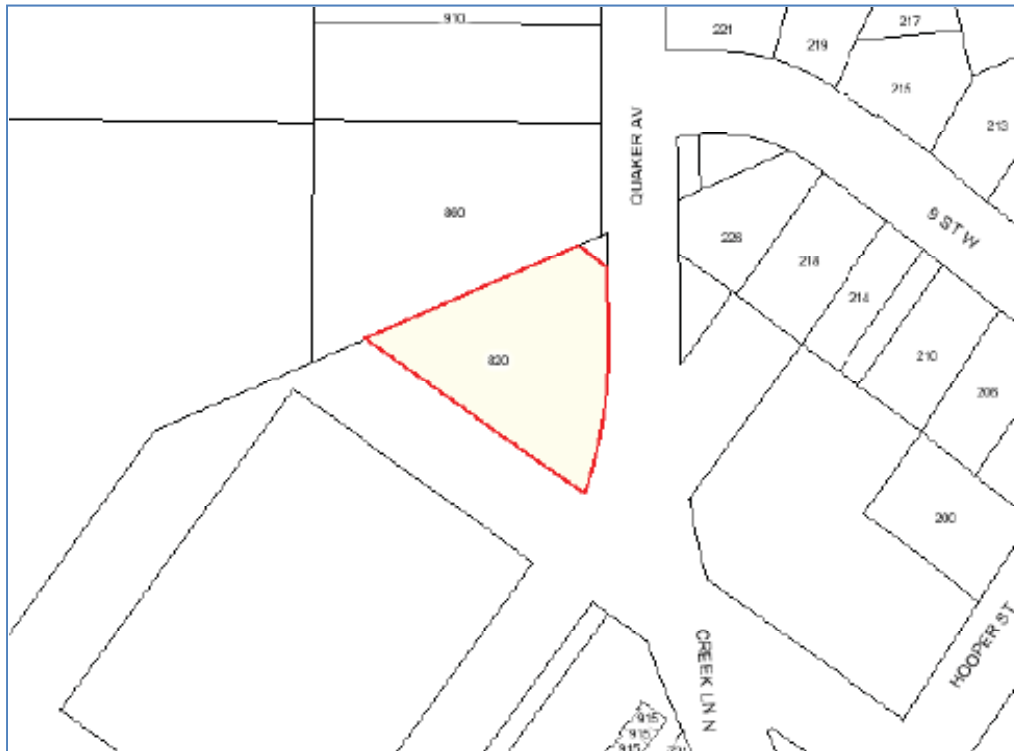


Industrial Lots under one acre in Jordan

#7: Valley Plumbing Inc.



#8: Mervin Brenke

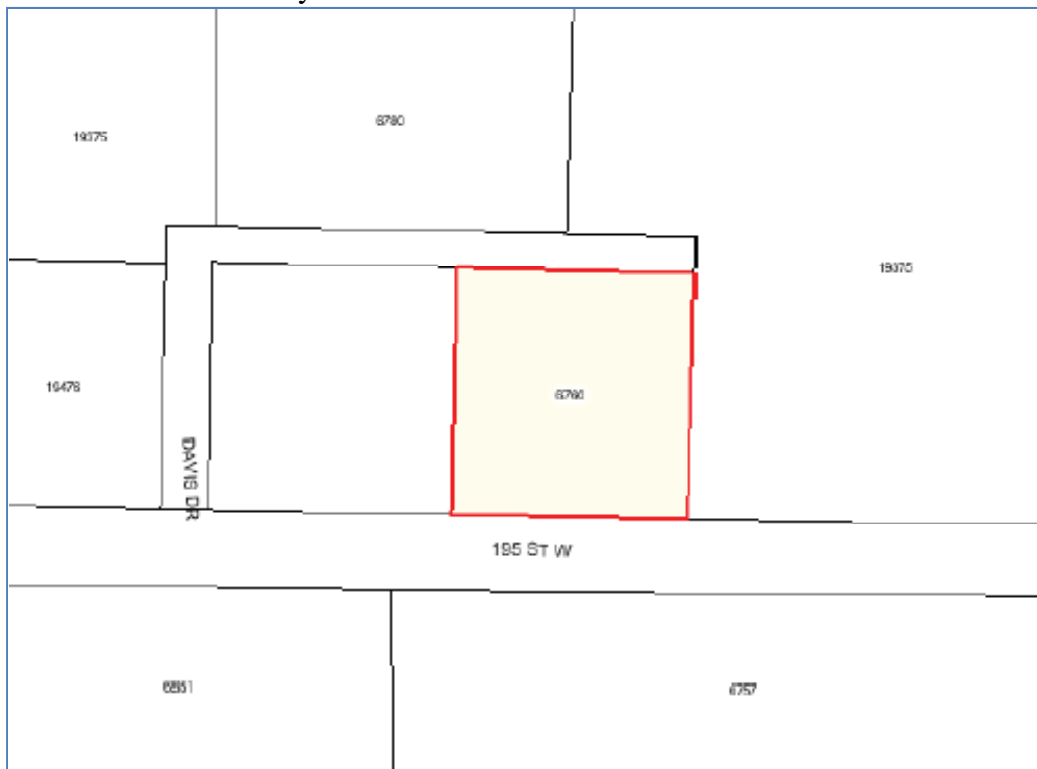


Industrial Lots under one acre in Jordan

#9: K & N Enterprises



#10: Donald and Rosalyn Nelson

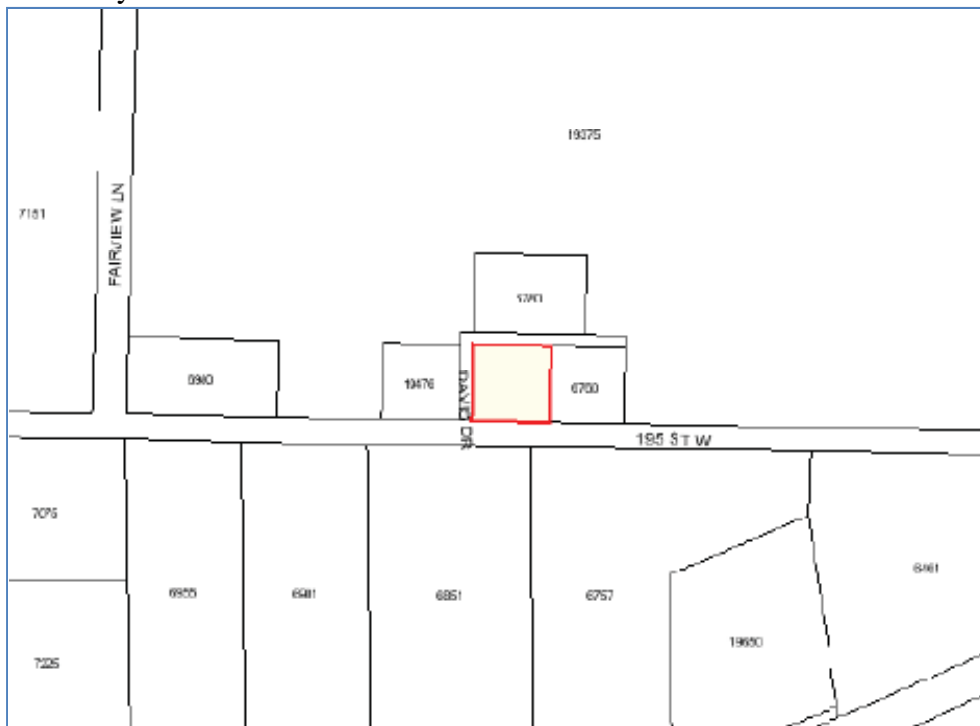


Industrial Lots under one acre in Jordan

#11: Gary and Roxanne Wessel



#12: Gary and Roxanne Wessel



City of Jordan Industrial Zoning Survey

The Jordan Planning Commission is in the process of updating the industrial zoning regulations. We would like your input in the process! Below are types of businesses or uses which are either currently allowed in Jordan's industrial district, or in neighboring communities' industrial districts. Please select the category in which you feel the business is most appropriate. Please note: "Permitted uses" are allowed without a public hearing. A "Conditional Use" requires a public hearing and specified conditions to be met in order to be allowed. Jordan currently has one industrial district.

The Planning Commission is recommending the creation of two districts. A light industrial district would be in areas more visible from Highway 169 and/or adjacent to residential areas. A general industrial district would be for general manufacturing/warehouse type uses. Following the question relating to the types of uses, please respond to questions relating to general industrial standards.

For more information contact Planning Consultant, Joanne Foust at MDG, Inc. at : 952-758-7399 or Jordan Senior Planner Joe Janish at: 952-492-2535. Please complete and submit this survey by Tuesday, September 21, 2010. Thank you for your participation!

* Required

Where is this use most appropriate in Jordan? Please select one category

	Permitted Use- Light Industrial	Conditional Use-Light Industrial	Permitted Use-General Industrial	Conditional Use-General Industrial	Not appropriate in Industrial District(s)
Adult Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Antique Shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliance Store	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Armory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Art Store	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Artificial limbs manufacturing/sales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automobile Sales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automobile repair-major	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automobile service center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automotive service station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle shop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Permitted Use- Light Industrial	Conditional Use-Light Industrial	Permitted Use-General Industrial	Conditional Use-General Industrial	Not appropriate in Industrial District(s)
Billiard and pool hall	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Blue printing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boat building and repair and sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Book Store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bottling	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bowling alley	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bus terminal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Business/Trade School	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cabinet shop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Camera and photographic supplies sales & manufacturing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Candy store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Canvas store and fabrication	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Carpet and rug store and manufacturing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Car wash	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ceramic products and manufacturing using electric or gas kilns only	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
China shop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Clothing store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Coin store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Permitted Use- Light Industrial	Conditional Use-Light Industrial	Permitted Use-General Industrial	Conditional Use-General Industrial	Not appropriate in Industrial District(s)
Communications transmission towers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Computer sales and assembly	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contractor yard	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Costume rental shop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Creameries	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Diaper service	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Drug, cosmetic, pharmaceutical sales and manufacturing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dry cleaning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dry goods store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical appliance store and repair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electric motors, generators, transformers and other controls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fish and seafood processing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Florist shop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Freight terminal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Frozen food and frozen dessert store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fruit store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Funeral home	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Permitted Use- Light Industrial	Conditional Use-Light Industrial	Permitted Use-General Industrial	Conditional Use-General Industrial	Not appropriate in Industrial District(s)
Furniture store and upholstery	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Furrier	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garden supply store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gift store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Grocery store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hardware	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heating, ventilating and air conditioning shops and contractors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heliport	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hobby store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hotel and motel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ice cream store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ice manufacturing and sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Interior decorating studios	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Jewelry manufacturing and sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Laundry and Laundromat	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Locksmith	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Luggage sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Permitted Use- Light Industrial	Conditional Use-Light Industrial	Permitted Use-General Industrial	Conditional Use-General Industrial	Not appropriate in Industrial District(s)
Lumber yard	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Machine shop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Meat market and locker plants	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Metal polishing and plating	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mini-warehouse	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Motor fuel station	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Musical instrument fabricating and repair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Music store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Newspaper office and printing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Office/Showrooms	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Office supply store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Offices	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Off-sale liquor store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Off-street parking lot and ramps	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ornamental iron shops	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Orthopedic manufacturing and sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Paint store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Paper products fabrication and sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Permitted Use- Light Industrial	Conditional Use-Light Industrial	Permitted Use-General Industrial	Conditional Use-General Industrial	Not appropriate in Industrial District(s)
Parcel delivery service	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Park and open space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pet shop-provided no boarding of pets and no outside pets	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Philatelic store (stamp-collecting)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Post office	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Public utility building, garages and structures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Railroad yards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Research laboratories	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sheet metal works	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Shoe and boot repair and sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sports store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stationery and business supply	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone marble and granite grinding/cutting/sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tailor shop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Television, radio, computer and electronic manufacturing, repair and sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Theater, not drive-in	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Permitted Use- Light Industrial	Conditional Use-Light Industrial	Permitted Use-General Industrial	Conditional Use-General Industrial	Not appropriate in Industrial District(s)
Tires, batteries and automotive accessories sales and fabrication	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tool production and sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Toy and game store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wallpaper store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Warehouses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Welding and stamping	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wholesaling	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Variety store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Video store	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Regional Pipelines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Power transmitter lines and relay towers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land reclamation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mining	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Paper mill	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Automobile, tractor, trailer or farm implement assembly or manufacturing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boiler shops and machine shops where hammers or presses of 20 tons rated capacity are uses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Brewing or distilling liquors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Permitted Use- Light Industrial	Conditional Use-Light Industrial	Permitted Use-General Industrial	Conditional Use-General Industrial	Not appropriate in Industrial District(s)
Can and container manufacturing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Inflammable liquid storage not to exceed 500,000 gallons	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Railroad yards and team tracks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage disposal plant or incinerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electric or nuclear generating plant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gain elevators and grain milling	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Children's amusement park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Veterinary clinic or hospital	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bulk storage of oil, gasoline, liquid fertilizer, chemicals and similar liquids	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Other suggested uses, please list with proposed district (e.g. general or light industrial)

List five words to describe what you would like Jordan's industrial areas to look like from their primary access

road



Describe the size of industrial lots in the future. A minimum 10,000 sq foot lot is now required, with a minimum 100 foot width. Note: the minimum lot size for a residential lot in Jordan's R-1, Single-family residential district is 10,500 sq feet. * Please select one.

- Minimum 10,000 square feet (e.g. 100' x 100')
- Minimum 1/2 acre lot (21,780 square feet)
- Minimum 1 acre lot (43,560 square feet)
- Minimum 2 acre lot
- Other:

Select the type(s) of building facades that you feel are appropriate in industrial districts *

- Aluminum siding
- Brick facades
- Architectural metal facades
- Corrugated metal
- Concrete block
- Concrete panels- non textured
- Lap siding
- Stone facade
- Vinyl siding
- Wood siding
- Glass - clear and/or tinted
- Other:

What is the appropriate height of buildings in Jordan's industrial districts? Although the height of a story may vary, for consistency, assume 1 story = 10 feet. A five story or 50 foot high building is now allowed in Jordan's industrial district. * Please select the maximum height you feel is appropriate

- One-story
- Two-story

- Three-story
- Four-story
- Five-story
- Three-story, unless taller building approved with a conditional use permit
- Other:

Where do you feel outdoor storage is appropriate? Please select one.

- Throughout the industrial district(s) parks without screening
- In any industrial areas, provided the outdoor storage is screened from adjacent residential and/or commercial uses
- In any industrial area, provided the outdoor storage is screened from adjacent properties and roadways
- In rear yards only, provided there is perimeter screening
- Only in the general industrial district, with screening
- A variety of the above including letters noted below.
- Other:

What amount of landscaping should be required on industrial lots? Landscaping includes grass with deciduous and coniferous plants, trees and shrubs. Please select one

- No landscaping requirements
- Minimum 10 foot landscape strip along front and road side yards
- Minimum 5% of the lot should be required to be landscaped
- Minimum landscaping required should include street frontage or plantings around the perimeter of the lot
- Other:

What type of parking lot surfaces are appropriate? Please check all that apply.

- Asphalt
- Brick
- Concrete
- Crushed rock
- Grass
- Class 5 gravel
- Permeable paver materials
- Other:

The current zoning ordinance allows 109 permitted uses in the industrial district, including a mixture of commercial and industrial activities. Which would you recommend? Please select one.

- Continue to allow a mixture of commercial and industrial uses
 - Segregate uses and only allow manufacturing and industrial related uses in the I-1, Industrial District, with provisions for up to 20% of the building for show space/sales. Do not create or allow a mixed commercial/industrial area.
 - Create two districts, one I-1 light industrial which may include larger office complexes or sales of larger outdoor sales lot items, and one general industrial district.
 - Other:
-

Which of the following best describes your role in the community?

- City Council Member
- EDA Commissioner
- Planning Commissioner
- Park & Recreation Advisory Commission
- Business Owner/Operator
- Owner of industrial zoned land
- Resident
- Other:

CITY OF JORDAN ZONING ORDINANCE SEC. 11.41. INDUSTRIAL DISTRICT (I) EXISTING ORD

Subd. 1. Purpose. This district is established to allow and preserve areas in the City for manufacturing, processing, assembly and fabrication, storage and warehousing and other industrial uses and to allow certain retail and service business.

Subd. 2. Permitted Uses. Within any (I) Industrial District, no structure or land shall be used except for one or more of the following uses and as such uses are defined in accordance with the design and performance standards.

1. Adult uses.
2. Antique shop.
3. Appliance store.
4. Armory.
5. Art store.
6. Artificial limbs manufacturing and sales.
7. Automobile sales.
8. Automobile repair - major.
9. Automobile service center.
10. Automotive service station.
11. Bicycle shop.
12. Billiard and pool hall.
13. Blue printing.
14. Boat building repair and sales.
15. Book store.
16. Bottling.
17. Bowling alley.
18. Bus terminal.
19. Business/Trade schools.
20. Cabinet shop.
21. Camera and photographic supplies, sales and manufacturing.

22. Candy store.
23. Canvas store and fabrication.
24. Carpet and rug store and manufacturing.
25. Car wash.
26. Ceramic products and manufacturing using electric or gas kilns only.
27. China shop.
28. Clothing store.
29. Coin store.
30. Communication transmission towers.
31. Computer sales and assembly.
32. Contractor yard.
33. Costume rental shop.
34. Creameries.
35. Diaper service.
36. Drug, cosmetics, pharmaceutical sales and manufacturing.
37. Dry-cleaning.
38. Dry goods store.
39. Electrical appliance store and repair.
40. Electric motors, generators, transformers and other controls manufacturing, rebuilding and sales.
41. Fish and seafood processing.
42. Florist shop.
43. Freight terminal.
44. Frozen food and frozen dessert store.
45. Fruit store.
46. Funeral home.

47. Furniture store and upholstery.
48. Furrier.
49. Garden supply store.
50. Gift store.
51. Greenhouses.
52. Grocery store.
53. Hardware.
54. Heating, ventilating and air conditioning shops and contractors.
55. Heliport.
56. Hobby store.
57. Hotel and motels.
58. Ice cream store.
59. Ice manufacturing and sales.
60. Interior decorating studios.
61. Jewelry manufacturing and sales.
62. Laundry and Laundromat.
63. Locksmith.
64. Luggage sales.
65. Lumber yard.
66. Machine shop.
67. Meat market and locker plants.
68. Metal polishing and plating.
69. Mini-warehouse.
70. Motor fuel station.
71. Musical instrument fabricating repair and sales.

72. Music store.
73. Newspaper office and printing.
74. Office/Showrooms.
75. Office supply store.
76. Offices.
77. Off-sale liquor store.
78. On-sale liquor store.
79. Off-street parking lot and ramps.
80. Ornamental iron shops.
81. Orthopedic manufacturing and sales.
82. Paint store.
83. Paper products fabrication and sales.
84. Parcel delivery service.
85. Park and open space.
86. Pet shop - provided no boarding of pets and no outside pens.
87. Philatelic store.
88. Post office.
89. Public utility building, garages, and structures.
90. Railroad yards.
91. Research laboratories.
92. Restaurants - Class I, II and III.
93. Sheet metal works.
94. Shoe and boot repair and sales.
95. Sports store.
96. Stationery and business supply.

97. Stone marble and granite grinding and cutting and sales.
98. Tailor shop.
99. Television, radio, computer and electronic manufacturing, repair and sales.
100. Theater, not drive-in.
101. Tires, batteries, and automotive accessories sales and fabricating.
102. Tool production and sales.
103. Toy and game store.
104. Wallpaper store.
105. Warehouses.
106. Welding and stamping.
107. Wholesaling.
108. Variety store.
109. Video store.

Subd. 3. Conditional Uses. No structure or land shall be used except by conditional use permit for any of the following uses as such are defined and in accordance with the required lot provisions, design and performance standards and conditions set by the Council.

- A. Regional pipelines.
- B. Power transmitter lines and relay towers.
- C. Land reclamation.
- D. Mining.
- E. Paper mill.
- F. Automobile, tractor, trailer or farm implement assembly or manufacturing.
- G. Boiler shops and machine shops where hammers or presses of 20 ton rated capacity are used.
- H. Brewing or distilling liquors.
- I. Can and container manufacturing.
- J. Inflammable liquid storage not to exceed 500,000 gallons.
- K. Railroad yards and team tracks.

- L. Sewage disposal plant or incinerator.
- M. Electric or nuclear generating plant.
- N. Grain elevators and grain milling.
- O. Children's amusement park.
- P. Veterinary clinic or hospital.
- Q. Bulk storage of oil, gasoline, liquid fertilizer, chemicals and similar liquids.

Subd. 4. Permitted Accessory Users. Within any Industrial District, the following uses are permitted accessory uses as such are defined and in accordance with the required lot provisions and design and performance standards.

- A. Off-street parking and loading areas.
- B. Fences and walls.
- C. Signs.
- D. Temporary buildings located on the premises for construction purposes for a period not to exceed the time necessary for such construction.
- E. Satellite dishes and antennae.
- F. Solar collection devices.
- G. A security/caretaker residence to a mini-storage warehouse.

Subd. 5. Lot Requirements.

A. Minimum Lot Size, Yards and Setbacks. Where the average depth of front yards of buildings adjacent to the lot in question is less or greater than the required minimum front yard depth, the required front yard setback shall not be less than the average depth of such existing front yards; however, the depth of a front yard shall not be less than 25 feet or be required to exceed 50 feet.

Lot Area 10,000 square feet

Lot Width 100 feet

Front Yard 50 feet

Rear Yard Setback 20 feet

Side Yard Setback, interim lot 15 feet

Rear Yard Setback, corner lot 25 feet

B. Maximum Height. No structure or building shall exceed five stories or 50 feet in height, whichever is less, except the following which may not exceed 75 feet in height: church spires, belfries and cupolas that do not contain usable space; monuments; flag poles; chimneys; cooling towers; elevator penthouses; and radio, television and other communication towers.

C. Bulk. The floor area ratio shall not exceed 1.0.

D. One Principal Building. There shall be no more than one principal building on one lot except as provided under conditional use provisions.

E. Yard. No yard or other open space shall be reduced in area so as to make such yard or other open space less than the minimum required by this Chapter; and if the existing yard or other open space as existing is less than the minimum required, it shall not be further reduced. No required yard or open space of any structure shall be included as a part of any yard or open space required for another structure.

Subd. 6. Design and Performance Standards. The design and performance standards are established to encourage a high standard of development by providing assurance that land uses will be compatible. The performance standards are designed to prevent and eliminate those conditions which depreciate property values, that cause blight or are detrimental to the environment. Before any building permit is approved, the Zoning Administrator shall determine whether the proposed use will conform to the design and performance standards. The applicant or owner shall supply data necessary to demonstrate such conformance.

A. Regional Pipelines. Subject to the following:

1. Shall be located within an easement having a minimum width of 100 feet.
2. Shall not be any closer than 250 feet from a residential building.
3. Shall not be any closer than 400 feet from any school, church, or other public assembly area.
4. Shall be duly marked to identify its location.

B. Noise. It is unlawful to make, continue or cause to be made or continued, any noise in excess of the noise levels set forth unless such noise be reasonably necessary to the preservation of life, health, safety or property. Amended by deletion of provision:

Duration of Sound 6:00am - 6:00pm 6:00pm - 6:00am

Less than 75 dB 70 dB

10 minutes

Between 10 minutes 70 dB 60 dB

and 2 hours

In excess of 60 dB 50 dB

2 hours

C. Power Transmission Lines and Relay Towers. Subject to the following:

1. All power transmission lines of 35,000 volts or less shall be placed underground. Lines carrying more than 35,000 volts shall be reviewed to determine the appropriate method of placement.
2. Above ground lines and overhead towers shall have an easement with a minimum width of 100 feet.
3. Lines in excess of 35,000 volts and relay towers shall not be located closer than 250 feet from an existing or proposed residential structure, church, school, or public assembly area.
4. Transmission towers, if permitted, must be on single decorative poles painted a neutral color.

D. Land Reclamation. Subject to the following:

1. The access to the property is subject to approval and shall be located where it is likely to cause the least disruption to existing use of property in the area.

2. Materials used to reclaim land shall be consistent with the conditions in the natural environment on the property and with the future land use.

3. Persons responsible for land reclamation shall remove debris, dust, dirt or sand from the street at appropriate intervals consistent with city requirements.

4. A bond or letter of credit may be required by the City to ensure that any damage caused to street or public property is corrected by the applicant.

E. Mining. Subject to the following:

1. A plan shall be submitted showing the route the trucks will use in traveling to and from the site.

2. Access to the property is subject to City approval and shall be located where it is likely to cause the least disruption to existing use of property in the area.

3. The persons responsible for mining and future land reclamation must remove debris, dust, dirt or sand from the street at appropriate intervals consistent with the City requirements.

4. A plan for reclamation showing finished grade and cover materials shall be submitted along with a staging plan so that no one area is left exposed for longer than 90 days. Materials used to reclaim land shall be consistent with the conditions in the natural environment on the property and with the future land use.

5. Mining shall not be allowed unless the City finds the plan for reclamation of the land is suitable.

6. A bond or letter of credit may be required by the City to ensure that any damage caused to street or public property is corrected by the owner.

F. Paper Mill. Subject to the following:

1. The site shall contain at least five acres.

2. No building or outdoor storage or material shall be located closer than 500 feet from any residentially zoned or residentially used property.

3. Any outdoor storage area shall be screened from view from abutting property with a landscaping buffer strip having a minimum width of 10 feet and consisting of coniferous and deciduous trees and shrubs.

G. Automobile, Tractor, Trailer or Farm Implement Assembly or Manufacturing. Subject to the following:

1. The site shall contain at least five acres.

2. No building or outdoor storage or material shall be located closer than 500 feet from any residentially zoned or residentially zoned or residentially used property.

3. Outdoor storage area shall be landscaped consisting of coniferous and deciduous trees and measuring at least 10 feet in width.

H. Boiler Shops and Machine Shops Where Hammers or Presses of 20 Ton Rated Capacity are Used. Subject to the following:

1. The use shall not be located within 500 feet from any residentially zoned or residentially used property.

I. Brewing or Distilling Liguors. Subject to the following:

1. The use shall not be located within 500 feet from any residentially zoned or residentially used property.

2. At least 15% of the site shall be landscaped.

J. Can and Container Manufacturing. Subject to the following:

1. The use shall not be located within 500 feet from any residentially zoned or residentially used property.

2. At least 15% of the site shall be landscaped.

K. Inflammable Liquid Storage Not to Exceed 500,000 Gallons. Subject to the following:

1. Adequate provisions for containing any spillage on the site must be included on the site plan and on the site.

2. A plan for fire control and suppressions must be submitted to the City and found to be acceptable.

3. The use shall not be located within 1,000 feet from any residential use or RR, R-1, R-2, R-3, R-4 or R-5 district.

L. Railroad Yards and Team Tracks. Subject to the following:

1. The site shall not be located within 1,000 feet of any property zoned RR, R-1, R-2, R-3, R-4 or R-5.

M. Sewage Disposal Plant or Incinerator. Subject to the following:

1. The site must contain at least five acres.

2. At least 15% of the site must be landscaped.

3. The site shall not be located within 1,000 feet of any RR, R-1, R-2, R-3, R-4 or R-5 district unless a landscape buffer area measuring at least 50 feet wide is provided consisting of densely planted coniferous and deciduous trees in which case the site may be located within 500 feet of said districts.

N. Electric or Nuclear Generating Plant. Subject to the following:

1. The site shall not be less than five acres.

2. The site shall not be located within 1,000 feet of any property zoned RR, R-1, R-2, R-3, R-4, or R-5.

3. Additional standards or requirements deemed appropriate at the time of application and review.

O. Grain Elevators and Grain Milling. Subject to the following:

1. The site plan shall indicate that adequate provision has been made for loading and unloading grain and storage of any vehicle used in the operation.

2. At least 15% of the site must be landscaped.

3. The use may not be located within 500 feet of any property used for residential purposes or zoned R-1, R-2, R-3, R-4 or R-5.

P. Children's Amusement Park. Subject to the following:

1. The site must contain at least four acres.
2. The site cannot be closer than 500 feet from any property zoned R-1, R-2, R-3, R-4 or R-5.
3. Plans for lighting the site which shall not cause any impact to the use or enjoyment of abutting property, including surface parking lot lighting, pedestrian lighting, lighting on any rides or other devices shall be submitted to the City.

Q. Veterinary Clinic or Hospital. Subject to the following:

1. The use shall be located in a separate building unless a complete party wall is utilized along with a totally separate heating, ventilation and air conditioning system and where abutting uses are not a restaurant or food use.
2. Any outdoor exercise area shall be screened from view from abutting property with a landscaping buffer strip having a minimum width of eight feet and consisting of coniferous and deciduous trees.

R. Exterior Storage.

1. All materials and equipment shall be stored within a building, or be fully screened, except for materials, trailers or equipment in use in construction or landscaping on the premises, and except for off-street parking and loading areas. Use of any trailers for storage, or of containerized storage devices, shall be allowed by conditional use permit only, subject to annual review. Such trailers or containers shall not be allowed unless completely screened, or maintained on their exterior in an orderly and sightly manner. All such trailers or containers shall be located to the rear of the principal structure, and shall be parked in good order so as to minimize their visibility from the street. All such trailers or containers must be moveable on premises, may not contain fuels, volatile chemicals, or other flammable materials, and shall be subject to inspection by state and local fire department officials. No such trailers or containers may be stacked.
2. Earthen or other permanent fixed ramps may not be used with trailers or containers used for storage. The wheels on such trailers must remain at grade, i.e., wheels may not be dug into the ground to create a ramp.
3. Trailers and containers used for storage shall occupy no more than an area equal to 7% of the manufacturing and warehousing floor area of the permanent structures on the property, except that up to four (4) such trailers and containers may be placed on any property that has a completed principal structure; however in no instance shall the total area of such storage exceed the total area of the manufacturing/warehousing area of the principal structure.
4. Unlicensed vehicles designed as a contractor's job shop or office shall not be permitted. Existing uses shall comply with the provision within six months of the enactment of this Chapter.

S. Refuse. All waste material, debris, refuse, or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes, with the exception of crop residue. The owner of vacant land shall be responsible for keeping such land free of refuse.

T. Toxic or Noxious Matter. Any use shall be so operated so as not to discharge across the boundaries of the lot or through percolation into the atmosphere or the subsoil beyond the boundaries of the lot wherein such use is located, toxic or noxious matter in such concentration as to be detrimental to, or endanger the public health, safety, comfort or welfare, or cause injury or damage to property, business, or the environment.

U. Air Pollution. Any use shall be operated so as to control the emission of smoke or particulate matter to the degree that it is not detrimental to, or shall not endanger the public health, safety, comfort or general welfare of the public. For the purpose of this Chapter, the regulations and standards adopted by the Minnesota Pollution Control Agency shall be employed.

V. Miscellaneous Nuisances. Unused refrigerators, or similar containers with doors which fasten automatically when closed shall not be exposed or accessible to the public without removing the doors, lids, hinges, or latches. As an alternative means of preventing public access to such nuisances, locks may be installed.

W. Screening.

1. Where any business or industry (structure, parking or storage) is adjacent to property zoned or developed for residential use, that business or industry shall provide screening along the boundary of the residential property. Screening shall also be provided where a business, parking lot, or industry is located across the street from a residential zone, but not on that side of a business or industry considered to be the front.

2. All exterior storage shall be screened. The exceptions are (1) merchandise being displayed for sale (2) materials and equipment presently being used for construction on the premises.

3. The screening required in this Section may consist of a fence, trees, shrubs, and berms, but shall not extend within 15 feet of any street or driveway. The screening shall be placed along property lines or in case of screening along a street, 20 feet from the street right-of-way with landscaping between the screening and pavement. Planting of a type approved by the Council may also be required in addition to or in lieu of fencing.

X. Landscaping. All developed uses shall provide a landscaped yard, including grass, decorative stones, or shrubs and trees, along all streets. This yard shall be kept clear of all structures, storage, and off-street parking. Except for driveways, the yard shall extend along the entire frontage of the lot, and along both streets in the case of a corner lot: such yard shall have a depth of at least 10 feet. All structures and areas requiring landscaping and fences shall be maintained so as not to be unsightly or present harmful health or safety conditions.

Y. Glare. Any artificial lighting used to illuminate an off-street parking area, sign or other structure, shall be arranged so as to deflect light away from any adjoining residential zone or from the public streets. Direct or sky-reflected glare, whether from floodlights or from high temperature processes such as combustion or welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights which cast light on a public street shall not exceed one foot candle (meter reading) as measured from the centerline of said street. Any light or combination of lights which cast light on residential property shall not exceed 0.4 candles (meter reading) as measured from said property.

Z. Bulk Storage (Liquid and Non-Liquid). Plans for assurance that fire, explosion, or waste or soil contamination hazards are not present (that would be detrimental to the public health, safety, and general welfare). Diking may be required around said tanks. Diking shall be suitably sealed and shall hold a leakage capacity equal to 115% of the tank capacity. The City may require pressure testing of storage tanks on a periodic basis.

AA. Nuisances. No noises, odors, vibration, smoke, air pollution, liquid or solid wastes, heat, glare, dust, or other such adverse influences shall be permitted in any district that will in any way have an objectionable affect upon adjacent or nearby property.

BB. Waste. Wastes shall be disposed of in a manner that is not dangerous to public health and safety, nor will damage public waste transmission or disposal facilities.

CC. Fence and Walls. Fence, walls and hedges are permitted in the yard setback area under the following conditions:

1. A fence or wall not exceeding six feet in height may be constructed in any side or rear yard setback area;
2. A fence or wall not exceeding three and one-half feet in height may be constructed in any front yard setback area;
3. No fence, hedge or wall shall cause a visual obstruction to traffic.
4. Fences and walls are structures and require a building permit and shall meet all Uniform Building Code requirements for such structures.

DD. Required Yards and Setback Areas. Required yards and setback areas, except driveways and areas used as a garage or accessory building, shall be graded to final elevations and sodded or seeded and landscaped with trees and shrubs. Said grading and landscaping shall be completed within 180 days after first occupancy of the building. Any fence, wall or other similar work must be completed within 180 days after construction commences. All property developed and property for which construction has commenced or a building permit issued prior to December 31, 1991 shall conform to this requirement on or before June 30, 1992.

EE. Communication Structures. Satellite dishes, antennae and similar devices shall not be allowed in the required front yard not within 15 feet of the side lot line or rear lot line.

FF. Boulevards, Sidewalks and Street Trees. In projects involving new construction, the plans and improvements must include construction of a sidewalk where one is included in the City's sidewalk plan and boulevard sodding and street trees shall be provided consistent with City requirements.

GG. No More Than One Building. There shall be no more than one principal building on one lot except as provided under conditional-use provisions.

HH. Outdoor Lighting. All outdoor lighting which is not globe lighting shall be directed perpendicular to the ground or directly on a building so that no direct rays are visible from off the property.

II. Utilities. Shall be placed underground and meters shall be screened from view from the street.

JJ. Fabricating Must be Inside. All fabrication, manufacturing, processing or production shall be conducted wholly within an enclosed building.

KK. Site Layout. The site layout must be compatible with and not detrimental to other surrounding property in the general area and make adequate provision for:

1. The needs of pedestrians, automobiles and bicycles, including proper circulation and parking;
2. Use of the existing topography and site vegetation in the location and orientation of structures and other facilities;
3. Traffic conditions;

4. Transitional features and decorative walls or live hedges for separation and screening purposes;
5. Views to and from the site;
6. Storage of trash in the principal building or in an accessory building of architecture and materials identical to the principal building;
7. Planted parking islands to control parking and traffic circulation where appropriate and landscape breaks in areas intended for the parking of approximately 20 cars in a row;
8. Proper drainage of a site;
9. Location of curb cuts so that no cuts exist closer to an intersection than 30 feet from the point of intersection of the setback lines adjacent to intersecting streets; and
10. Relating the use of the site to existing and proposed uses of other abutting properties.

LL. Sanitary Sewer. Buildings designed for human occupancy must have and be connected to City water and the City sanitary sewer system.

MM. Erosion. Soil erosion and sedimentation control shall be used/employed during construction and during the duration of the use of the property as required in the Soil Erosion and Sedimentation Control provisions of this Chapter.

NN. Trees. Tree and woodland preservation shall be accomplished in accordance with the Tree and Woodland Preservation provisions of this Chapter.

OO. Traffic Visibility. No wall, fence, structure, tree, shrub, vegetation or other obstruction shall be permitted in any yard or setback which poses a danger to traffic by obscuring the view from any street or roadway. Visibility from any street or roadway shall be unobstructed above the height of two feet to a height of five feet within the triangle described as beginning at the intersection of the projected curb lines of two intersecting streets, thence 30 feet along one curb, thence diagonally to a point 30 feet from the point of beginning of the other curb line, thence to the point of beginning.

PP. Parking. Off-street parking shall be provided in accordance with the off-street parking requirements.

QQ. Loading. Off-street loading and unloading areas must be provided in accordance with the off-street loading requirements

RR. Required Parking. Development and modifications to all parcels and buildings are subject to the provisions on Off-street Parking and Loading Spaces.

SS. Signs. Development and modification to all parcels, street uses and buildings are subject to the sign provisions.

TT. Land and Water Preservation. Development and modifications to all parcels, structures and buildings are subject to the provision on Land and Water Preservation and Protection.

UU. Architecture and Materials. Development and modification to all parcels, structures and buildings are subject to the provision on Architectural Control and Building materials.

August, 25 2010

Jordan Industrial Park Business Owners/Operators:

The Jordan Planning Commission /CGO Committee will be conducting a **“Visioning Session for Jordan’s Industrial Districts” on Tuesday, September 14, 2010 at 6:30 p.m. at Jordan City Hall, 210 East First Street, Jordan, MN.**

The City of Jordan’s Planning Commission/CGO Committee is in the initial stages of preparing updates to the Zoning Ordinance relating to Industrial properties in the City of Jordan. **You are receiving this letter as your property is zoned or guided to be zoned industrial. This will affect your property!**

At the September 14, 2010 session the Planning Commission will be seeking input from property owners, business operators and residents on the following:

- What is the vision for the Industrial Park or Industrial district in Jordan?
- What is the true purpose or intent of this district? Do we want a mixed commercial and industrial area, or do we wish to segregate these uses?
- What types of uses will be allowed in these areas in the future? Of the 126 uses currently allowed, should some be omitted?
- Should lot requirements (size, setbacks, etc.) change? An industrial lot may be platted at 10,000 square feet – a common size for a residential home lot. Should we require industries to have larger lots?
- Should building standards be changed?
- Should landscaping requirements be increased?
- Should additional design standards be required? Or are they sufficient?
- Should a new commercial/industrial district be created? If so, where is this most appropriate?

The Planning Commission invites and encourages you to be a part of the planning process! This first meeting often sets the stage for future recommended changes to the zoning ordinance, which directly affects industrial properties. This topic will also be discussed at future Planning Commission meetings which are held on a monthly basis, the second Tuesday of each month at 6:30 p.m. at City Hall. If you are unable to attend the meeting, we would still like your input! Please complete survey forms at: <http://tiny.cc/jordan-industry> (note this is case sensitive) or download the survey from the city’s web site at: <http://www.jordan.govoffice.com/> under the Community Growth Options tab on the left, and return by September 21, 2010 and return to:

Joe Janish, Senior Planner
City of Jordan
210 East First Street
Jordan MN 55352

or fax to: 1-888-763-4462 (1-888-7MDG-INC)

If you have any questions please contact Senior Planner Joe Janish at the City offices at: 952-492-2535 or via email at: janishj@ci.jordan.mn.us or Planning Consultant Joanne Foust of MDG, Inc. at 952-758-7399 or via e-mail at jfoust@municipaldevelopmentgroup.com.

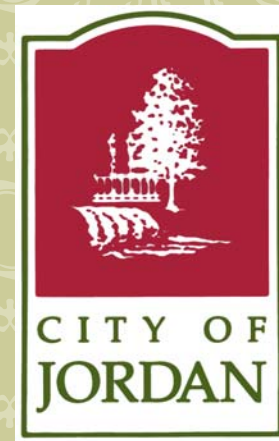
Thank you for your input in this process!

Jordan Planning Commission/CGO Committee

**Tuesday,
September 14, 2010**

6:30 p.m.

**Jordan City Council Chambers
210 East First St.
Jordan MN**



Industrial Zoning Visioning & Input Session

**We want to know your thoughts
on the following:**

- What is your vision for Industrial districts in Jordan?
- What is the true purpose or intent of the industrial district?
- What types of uses should be allowed in the industrial park in the future?
- Should lot requirements (size, setbacks, etc.) change?
- Should building standards be changed?
- Should landscaping requirements be increased?
- Should additional design standards be required?
- What types of "industrial areas" should Jordan develop – should there be a commercial/industrial new district? If so where?

**Your input is requested and
appreciated!**

Changes to the zoning ordinance will be made which may impact the future (re) development of your property including acceptable uses, setbacks, building standards, etc.

**We need your input during the
initial planning stages!**

This project is sponsored through the Jordan Community Growth Options Grant from 1000 Friends of MN

For more information contact:

Joe Janish, Senior Planner at: 952-492-2535
or Joanne Foust, MDG, Inc. at: 952-758-7399