
CHAPTER 16. I-2, PORTS OF SAVAGE INDUSTRIAL DISTRICT

Section:

- 9-16-1 Purpose.
- 9-16-2 Permitted and Conditional Uses.
- 9-16-3 Interim Uses.
- 9-16-4 Permitted Accessory Uses.
- 9-16-5 Lot and Setback Requirements.
- 9-16-6 Development and Performance Standards.

9-16-1 Purpose.

The purpose of the I-2, Ports of Savage Industrial District is to recognize existing water-oriented industrial development within the City and to provide sufficient land for possible new, expanded or relocated industries of a similar nature; such industries to be generally characterized by low employment levels and low building to land ratios in response to the location of the district within the Minnesota River flood plain and to demand by certain industries for water-oriented sites offering water transportation facilities. It is also the intent of this Section to provide for the existence of sexually oriented uses in an area that minimizes the secondary effects of such businesses. Sexually oriented uses and secondary effects are defined in Section 3-9-3 of the Savage City Code.

9-16-2 Permitted and Conditional Uses.

Within the I-2, Ports of Savage Industrial District, no building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified in Table 13-1, Principal Uses in the Business/Industrial Districts, subject to all applicable development and performance standards.

9-16-3 Interim Uses.

In addition to other uses specifically identified elsewhere in this Title, the following are interim uses within the I-2, Ports of Savage Industrial District, and require an interim use permit in accordance with the procedures identified in Section 9-2-8.

- A. Mining, excavation, and land reclamation, subject to standards identified in Chapter 27.
- B. Private or public stables, subject to standards identified in Section 9-5-3-EE.
- C. Temporary classroom type structure for use by public or private institutions.
- D. Other uses that satisfy both the purpose and findings criteria established in Section 9-2-8, as determined by the City Council.

9-16-4 Permitted Accessory Uses.

In addition to other uses specifically identified elsewhere in this Title, the following are permitted accessory uses within the I-2, Ports of Savage Industrial District, subject to all applicable provisions of this Title.

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, or interim within this Chapter.
- B. Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time necessary to complete construction.
- C. Fences as regulated in Section 9-4-13.
- D. Off-street parking and loading areas, as regulated by Chapter 24.

- E. Towers and antennae as regulated by Section 9-4-15.
- F. Signs as regulated within Chapter 23.
- G. Storage of merchandise and wholesaling when incidental to a permitted use.
- H. Limited retail sales, provided that:
 - 1. All sales are conducted in a clearly defined area of the principal building reserved specifically for such use.
 - 2. The sales area must be located on the ground floor of the principal building and shall occupy no more than fifteen (15) percent of the gross floor area of the building. Retail sales in excess fifteen (15) percent of the gross floor area of the building shall require a conditional use permit.
 - 3. Hours of operation are limited to six o'clock (6:00) a.m. to ten o'clock (10:00) p.m.

9-16-5 Lot and Setback Requirements.

The following minimum requirements shall be observed in the I-2, Ports of Savage Industrial District, subject to additional requirements, exceptions and modifications set forth in this Title:

- A. Minimum lot area -- Four (4) acres.
- B. Minimum lot width -- Three-hundred (300) feet.
- C. Minimum setbacks:
 - 1. Buildings:
 - a. Twenty (20) feet from front street right-of-way.
 - b. Twenty-five (25) feet from property lines adjoining land zoned for residential or public purposes. Buildings over twenty (20) feet in height shall set back an additional one (1) foot for every two (2) feet in height.
 - c. Twenty (20) feet from property lines adjoining land zoned for commercial, industrial, or mixed uses.
 - 2. Parking/paving:
 - a. Ten (10) feet from street right-of-way.
 - b. Ten (10) feet from property lines adjoining land zoned for residential or public purposes.
 - c. Five (5) feet from property lines adjoining land zoned for commercial, industrial, or mixed uses.

9-16-6 Development and Performance Standards.

In addition to general performance standards identified in Chapter 4 and specific development standards for certain uses designated in Chapter 5, the following standards shall apply within the I-2, Ports of Savage Industrial District:

- A. Maximum building height- Forty-five (45) feet, except as allowed by conditional use permit.
- B. Landscaping and screening -- Landscaping and screening requirements shall be as established in Chapter 25.
- C. Outdoor display of items for sale shall be subject to the standards identified in Section 9-5-3-X. Outside storage of equipment, materials, or vehicles, other than passenger vehicles, shall be allowed by conditional use permit, subject to the standards identified in Section 9-4-14.
- D. Trucks, vans, and trailers that are regularly driven or towed as a part of the operation of any

permitted use may be parked but may not be used for the storage or sale of merchandise.

- E. All principal and accessory buildings shall be designed and constructed in accordance with the design standards identified in Section 9-5-4.

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