

ORDINANCE 22-02

CITY OF ST. ANTHONY
HENNEPIN AND RAMSEY COUNTY, MINNESOTA

AN ORDINANCE AMENDING THE ST. ANTHONY CITY CODE,
BY AMENDING DELETING THE L-I, LIGHT INDUSTRIAL
ZONING DISTRICT AND REPLACING IT IN ITS ENTIRETY

THE CITY COUNCIL OF THE CITY OF ST. ANTHONY HEREBY ORDAINS:

Section 1. Section 152.140, L-I, Light Industrial District, is hereby deleted in its entirety.

Section 2. Section 152.140, L-I, Light Industrial District is hereby amended to read as follows:

§ 152.140 PURPOSE. The purpose of the LI District is to designate areas for, and regulate the development of, light industry. Areas are designated as light industrial due to the proximity of high capacity roadways or rail facilities, as well as both private and public utilities and existing development, and regulated to enhance the compatibility of light industrial uses and uses within the commercial and residential districts.

The objective of the Light Industrial District is to provide appropriate locations for facilities that provide jobs and services to the community, and to the region, and help provide a stable property tax base to the City.

§ 152.141 PERMITTED USES. The following uses are permitted within an LI District:

- (A) Light Industrial uses which include: manufacturing, research, testing, processing, assembly, fabrication, and treatment of materials, the products of which are distributed to other facilities for further storage, processing, or eventual distribution to the end users. Light Industrial uses do not include uses dominated by storage or warehousing, freight transfer, or delivery of goods to the end user on site.
- (B) Automotive Motor Vehicle service and repair provided no junked, unlicensed, or inoperable vehicles autos are kept on the property;
- (C) Cleaning, laundering and dry cleaning processing facilities, without direct retail transactions with the end users;
- (D) Construction Contractors offices, if equipment or materials are screened according to § 152.183. Any outdoor storage of equipment or materials for Construction Contractors shall constitute no more than 25% of the ground floor size of the principal building, and shall be no

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more than 8 feet in height;

(E) Commercial Offices for administrative purposes as a principal use or as a function of an industrial enterprise ~~and non-retail businesses.~~

§ 152.142 PERMITTED CONDITIONAL USES. The following uses are ~~permitted~~ allowed in an LI District only by a conditional use permit issued by the City Council:

- (A) Drug, cosmetic, pharmaceutical, and toiletries manufacture;
- (B) Canning or bottling ~~other than malt products;~~
- (C) ~~Enameling, painting, varnishing, lacquering, and japanning;~~ Finish coat applications utilizing chemical or mechanical processes which have the potential for emissions or sanitary wastewater treatment impacts;
- (D) Meat packing which does not include the slaughtering of any kind of animal;
- (E) Steel or metal goods manufacturing processes, not involving blast furnace processes;
- (F) Catering operations ~~and in-house cafeterias not intended for retail or public use;~~
- (G) Day-care center without drive-through facilities.

§ 152.143 ACCESSORY USES. Subject to the provisions of §§ 152.175 through 152.186, the following uses are permitted accessory uses in the LI District:

- (A) ~~Storage sheds~~ Accessory buildings which do not exceed 1 story in height and ~~which have been approved by the City Council as to size and design are constructed of materials consistent with those of the principal building.~~
- (B) Buildings temporarily located on the premises for purposes of construction for a period not to exceed completion of construction.
- (C) Parking, loading, semi-trailers and other company truck/trailer vehicles are permitted in designated loading areas, provided they are actively loading or unloading.
- (D) Semi trailer and truck parking, provided such parking occupies no more than 20% of the subject property. Semi trailers shall not be utilized for the storage of goods or materials.

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§ 152.144 DIMENSIONAL REGULATIONS.

- (A) *Height.* No structure may exceed ~~35~~ 50 feet in height or contain more than 3 stories.
- (B) *Lot area and width.* The minimum lot area is 15,000 square feet, and the minimum lot width is 100 feet.
- (C) *Front yard.* The front yard must have a depth equal to 20 ~~the greater of 40 feet or a distance equal to the average of the setbacks of structures on the 2 adjoining lots.~~
- (D) *Side yards.* Side yards on interior lots must be at least 15 feet each. Side yards adjoining a street must be at least 40 feet.
- (E) *Rear yards.* The rear yard must be at least 15 feet in depth.
- (F) *Floor area ratio.* The floor area ratio in the LI District may not exceed 1.5.
- (G) *Setbacks from residential districts.* There must be a setback of at least 20 feet from any property in a residential district, within which setback area parking, storage, and/or loading facilities are excluded.

Section 3. The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official St. Anthony City Code, Title XV, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and publication. This ordinance may be published by summary publication, per a duly adopted resolution of the City Council. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at St. Anthony City Hall for examination upon request.

ADOPTED BY the St. Anthony City Council this 26th day of April, 2022.

Randy Stille, Mayor

ATTEST:

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City Clerk

AYES:

NAYS: