

CITY OF FARMINGTON
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO.

**AN ORDINANCE AMENDING SECTION 10-5-17 OF THE FARMINGTON CITY
CODE, CONCERNING THE I (INDUSTRIAL) ZONING DISTRICT, ALLOWING OFFICES
AS A PERMITTED USE**

THE CITY COUNCIL OF THE CITY OF FARMINGTON ORDAINS:

SECTION 1. That Section 10-5-17 of the Farmington City Code, is hereby amended by adding the underlined language as follows:

10-5-17: I INDUSTRIAL DISTRICT:

(A) Purpose: The I Industrial District provides areas for existing and future industrial uses and promotes high quality architectural, landscaping and site plan development standards in order to increase the City's tax base and employment opportunities. This district requires that exterior industrial activities and storage are limited and fully screened to minimize impacts on adjacent properties and public rights-of-way.

(B) Lot And Building Standards:

1. Principal Use Dimensional Standards:

Lot area	40,000 square feet
Lot width	150 feet
Front yard setback	50 feet
Side yard setback	25 feet
If two (2) or more industrial lots are developed as one site, the interior common lot line shall be ignored	0 feet
Rear yard setback	25 feet
Minimum side and rear yard abutting any residential district:	
Off street parking and access drives	10 feet
Public and semipublic buildings	35 feet
Recreational, entertainment, commercial and industrial uses	50 feet
Height (maximum)	45 feet
Maximum lot coverage of all structures	35 percent

All standards are minimum requirements unless noted. (Ord. 015-711, 12-21-2015)

2. Accessory Use Dimensional Standards:

(a) Outdoor storage areas shall not encroach into a required front yard setback or on a corner lot within the side yard setback area.

3. Building Design Standards:

(a) Applicability: All new construction, renovations or additions of existing industrial buildings. Exempt projects are those industrial buildings comprised of any of the following project types:

- (1) Interior remodels;
- (2) Buildings being entirely used as residential;
- (3) Normal or routine maintenance and repair of existing structures;
- (4) Any type of construction that does not require a building permit.

(b) Process: Building design standards will be administered through the site plan process in section 10-6-23 of this chapter.

(c) Exterior Walls: Exterior walls of buildings to be constructed shall consist of one or more of the following materials and shall receive prior approval of the city:

- (1) Brick: Size, type, texture, color and placement shall be approved.
- (2) Stone: Stone shall have a weathered face or shall be polished, fluted or broken face.
- (3) Concrete Masonry Block: Concrete masonry block shall be those generally described as "customized architectural concrete masonry units" or shall be broken faced brick type units with marble aggregate. All concrete masonry units shall be coated or veneered and approved by the city. There shall be no exposed concrete block on the exterior of any building unless approved by the city.
- (4) Concrete: Concrete may be poured in place, tilt-up or precast: and shall be finished in stone, brick, textured or coated, with a minimum life expectancy of ten (10) years.

(d) Alternate Materials: Alternate exterior surface materials of pre-engineered metal may be substituted in an amount not to exceed fifty percent (50%) of the exterior wall surface area of each building and the pre-engineered metal shall only be installed on the upper half portion of the building. Other conditions are as follows:

- (1) Used for housing or screening equipment necessary to the manufacturing operations;

(2) Architecturally compatible with the building as a whole as determined by the city planning division;

(3) Compliance with any additional screening and/or landscaping requirements of the city; and

(4) Modifications are made with prior written approval of the city planning division.

(e) Alterations to Buildings: Any alterations to buildings shall meet all requirements of this chapter.

(f) Canopies: Canopies with visible wall hangers shall not be permitted. Design of canopies shall be in keeping with the design of the building and shall be approved by the city prior to construction or alteration.

(g) Loading Docks: The design of the loading docks shall be incorporated into the overall design theme of the building and constructed of materials equal to or the same as the principal building. The architectural design shall be continuous and uninterrupted by ladders, towers, fences, and equipment. Businesses that abut County Highway 50 and/or County Highway 31 shall not construct loading docks that front these roadways.

(h) Utilities: All buildings and structures shall be served by underground utility distribution facilities. The installation of such utilities shall not change the grade or contour of the city approved grading plan for the site.

(C) Uses:

1. Permitted:

Breweries.

Data centers.

Distilleries.

Light manufacturing facilities.

Microdistilleries.

Offices

Office showroom.

Office warehouse.

Research facilities.

Small breweries.

Warehousing facilities.

2. Conditional:

Bus terminal.

Child daycare facilities, commercial.

Cocktail rooms as accessory to a microdistillery.

Commercial recreational uses.

Food processing facilities.

Kennels, commercial.

Manufacturing facilities.

Public utility buildings.

Recycling facilities.

Taprooms as accessory to a brewery or small brewery.

Truck terminal.

Warehouse retail.

3. Accessory:

Parking lots.

4. Interim:

Mineral extraction. (Ord. 018-737, 3-19-2018; amd. Ord. 021-761, 8-16-2021)

SECTION 2. Effective Date. This ordinance shall be effective upon its passage and publication according to law.

ADOPTED this 19th day of September, 2022, by the City Council of the City of Farmington.

CITY OF FARMINGTON

By: _____
Joshua Hoyt, Mayor

ATTEST:

By: _____
Lynn Gorski, City Administrator

SEAL

Approved as to form the ____ day of _____ 2022.

By: _____
City Attorney

Summary published in the Dakota County Tribune the ____ day of _____, 2022.