



SCOTT COUNTY PLANNING DEPARTMENT

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8475 • Fax (952) 496-8496 • Web www.co.scott.mn.us

I-1 RURAL INDUSTRIAL DISTRICT

Purpose: This District is to allow industrial uses that are not water intensive and are compatible without municipal services in those areas having access to arterial roadways and/or rail transportation in locations specifically guided by the Scott County Comprehensive Plan.

Permitted Uses:

- Agricultural use.
- Railroad right-of-way.
- Essential services – public or government utility uses.

Permitted Accessory Uses:

- Industrial accessory buildings and structures shall not exceed fifty (50) percent of the gross floor space of the principal building, except by conditional use permit. Accessory buildings shall not exceed the height of the principal building.
- Fences as regulated by Section 4-3-11.
- On-site loading as regulated by Chapter 5.
- On-site parking as regulated by Chapter 5.
- Outdoor parking of semi-tractor trailers.
- Accessory use antennas or satellites and dishes.
- Signs as regulated by Chapter 11.
- Outdoor storage within the industrial districts shall be an allowed accessory use under the following conditions:
 - Outdoor storage area occupies space other than a required front yard setback.
 - Outdoor storage area shall be fenced, screened and/or landscaped according to a plan in compliance with Section 4-4-1 and subject to the approval of the Planning Department.
 - Subject to the approval of the Planning Department, the outdoor storage area is surfaced with crushed rock, crushed concrete, Class V, asphalt or concrete paving or other similar materials approved by the County Planning Department to control surface dust.
 - All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with Section 4-4-3.
 - Outdoor storage area shall not encroach upon required parking space or required loading space as required by the Ordinance.
 - Outdoor storage area shall not encroach into the required rear yard or side yard setback area if abutting a rural residential, residential suburban, or urban expansion district.

Conditional Uses:

- Accessory buildings larger than 50 percent of the gross floor space of the principal building provided the accessory building does not exceed 70 percent of the gross floor space of the principal building.
- Auto, truck major repair, body shop.
- Billboards as regulated by Chapter 11.
- Bulk fuel storage.

- Concrete mixing plant.
- Contractor yard.
- Essential services – public utility uses, transmission services, buildings and storage. Where essential services, utility, or transmission lines follow a public road corridor, the utility or transmission lines and/or support structures shall be located one foot inside the public road right-of-way.
- Fair and fairgrounds.
- Freight transportation terminal.
- Grain terminal.
- Indoor storage or garage rental.
- Manufacturing, processing, packaging or assembly of products and materials.
- Properties with more than one principal structure provided that:
 - Property shall have a properly designed and sized private well and independent sewage treatment system to accommodate multiple principal structures.
 - Off-street parking and loading shall comply with the performance standards of Chapter 5.
 - Site shall be under single private ownership. The property owner shall be responsible for site operations and maintenance.
 - All buildings must meet the industrial building type and construction standards of Section 4-3.
 - Any change of building occupancy or use may be grounds for conditional use permit review to determine if the site remains in compliance with the performance standards of this Ordinance.
- Office and office building.
- Railroad yard.
- Recycling center.
- Security structure. A dwelling unit for security purposes accessory to the principal use of the site provided the dwelling unit is part of the principal building and the unit complies with all applicable building and fire codes.
- Salvage yard.
- Sanitary or demolition landfill.
- Solid and hazardous waste transfer station
- Solid waste processing facility.
- Warehousing.
- Wholesaling.
- Yard and tree waste composting site.

Interim Uses:

- Mining as regulated by Chapter 10.

(over)

Uses by Administrative Permit:

- Wireless communication antennas, towers, and related antenna accessory buildings, as regulated by Chapter 13.
- Sales, rental or display (indoor and outdoor) as an accessory use in association with an allowed principal use provided that:
 - The area so occupied shall not exceed 30 percent of the principal building.
 - No storage of display of merchandise shall be permitted in required rear, side or front yards.
 - Outdoor sales, rental or display area shall be included in the calculations for parking spaces required for the use and shall not occupy space required for parking as stipulated by Chapter 4-4-5, except as may be exempted for cause by the Planning Department.
- Temporary structures:
 - May be utilized for not more than 30 consecutive calendar days.
 - May be used for 3 events during a calendar year.
 - Certificate of insurance may be required as part of the administrative permit.
- Wind energy conversion system (WECS), as regulated by Chapter 12.