

ZONING: Parcel A & B

The subject industrial property, and Parcel B, the vacant lot on the north that fronts Highway 23 are zoned "I-1" which is described as a "Light Industrial" District.

Because most light industrial activities are in close relation to commercial and residential areas, the type and intensity of industrial uses should be held to those types that do not detract from an area of less intense land use or become a blighting influence to such an area. It is for this purpose that performance standards in the "I-1", Light Industrial District should be normally high.

Permitted uses

- Assembly and manufacturing plants
- Blacksmith or machine shops
- Bottling works and distribution
- Cold storage plants and warehouses
- Carpet, dry cleaners, and laundromats
- Industrial research laboratories
- Storage or sale of building materials
- Printing facilities
- Railway or truck terminals
- Rental or repair shops
- Sale or repair of vehicles
- Vehicle service stations
- Small animal hospitals

Conditional uses

- Stone, marble, and granite grinding, dressing and cutting
- Temporary shelter facilities
- Restaurants
- General offices
- Teaching of or use for dance, music, karate, exercise, gymnastics, swimming, and similar sport or recreational uses
- Golf courses and driving ranges

See additional permitted uses and zoning requirements located in the addendum of this report.

Conclusion:

According to the City of Sauk Rapids, the existing industrial property (subject) use is a "Permitted Use".

In conclusion, the subject parcel with the industrial facility is a "Permitted Use".