

31.00 – LIGHT INDUSTRIAL (I-1)

31.01 - Intent.

The purpose of this district is to provide for the development of industrial uses ranging from small to large scale industry and related services. This district shall encourage the development of industrial uses accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage. Such light industrial areas can be located next to heavy industrial, commercial, residential, and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

(Ord. No. 87-1046, amended 11-5-1987; Ord. No. [20-2447](#) , 7-20-2020)

31.04 - Conditional uses.

- (a) Commercial nurseries/greenhouses.
- (b) Online purchase pick-up location.
- (c) Heliports.
- (d) Passenger vehicle service, major repair, including painting, body work and dismantling, exclusive of auto reduction yards. Storage of vehicles shall be screened with one hundred percent (100%) opaqueness.
- (e) Outdoor storage of passenger vehicles or vans, provided such storage shall be screened with one hundred percent (100%) opaqueness. Such outdoor storage shall be related specifically to a permitted or approved conditional use.
- (f) Two (2) or more buildings on same lot provided such buildings relate to one (1) permitted or conditional use.
- (g) Building over fifty (50) feet from ground level.
- (h) Indoor vehicles sales showroom.
- (i) Zero lot line, with shared access and/or parking. (Ord. No. 89-1118, amended 3-16-1989; Ord. No. 98-1754, amended 11-19-1998)
- (j) Adult Uses-Principal. As defined and licensed under Article VI - Blaine Municipal Code. (Ord. No. 93-1320, amended 1-7-1993)
- (k) Indoor commercial dog kennel with dwelling for night watchman. (Ord. No. 97-1676, amended 9-18-1997)
- (l) Personal care, health care, recreation, fitness, or education related commercial services. Sites must be able to demonstrate adequate on-site parking. Uses must be destination based and not generate traffic volumes measurably above the range normally expected by the other allowed I-1 uses. With the exception noted in Section 31.03(c), general retail sales is not permitted under this section. (Ord. No. 04-2007, added 03-18-2004)
- (m) Brewer taproom as associated with and on the same site as a licensed brewery. (Ord. No. 15-2334, added 12-17-2015)
- (n) Ground mounted solar as an accessory use.

31.10 – LIGHT INDUSTRIAL (I-1A)

31.11 - Intent.

The purpose of this district is to provide for the development of industrial uses ranging from small to large scale industry and related services and allow minimal outside storage. This district shall encourage the development of industrial uses accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage. Such light industrial areas can be located next to heavy industrial, commercial, residential, and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

(Ord. No. 97-1687, added 11-20-1997; Ord. No. [20-2447](#), 7-20-2020)

31.14 - Conditional uses.

- (a) Commercial nurseries/greenhouses.
- (b) Online purchase pickup location.
- (c) Heliports.
- (d) Passenger vehicle service, major repair, including painting, body work and dismantling, exclusive of auto reduction yards. Storage of vehicles shall be screened with one hundred percent (100%) opaqueness.
- (e) Outdoor storage of passenger vehicles or vans, provided such storage shall be screened with one hundred percent (100%) opaqueness. Such outdoor storage shall be related specifically to a permitted or approved conditional use.
- (f) Two (2) or more buildings on same lot provided such buildings relate to one (1) permitted or conditional use.
- (g) Building over fifty (50) feet from ground level.
- (h) Indoor vehicles sales showroom.
- (i) Zero lot line with shared access and/or parking. (Ord. No. 98-1754, amended 11-19-1998)
- (j) Adult Uses-Principal. As defined and licensed under Article VI - Blaine Municipal Code.
- (k) Limited outside storage of materials or small equipment meeting standards of 31.15 (l).
- (l) Contractor yard meeting standards of 31.15 (l).
- (m) Ground mounted solar as an accessory use.

31.20 – HEAVY INDUSTRIAL (I-2)

31.21 - Intent.

The purpose of this district is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and storage and related services. This district shall encourage the development of industrial uses accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage. Such heavy industrial areas should be located next to light industrial and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

(Ord. No. 87-1024, amended 6-4-1987; Ord. No. [20-2447](#), 7-20-2020)

31.24 - Conditional uses.

- (a) Commercial nurseries/greenhouses.
- (b) Waste transfer facility.
- (c) Automotive towing business with outdoor tow yard or impound lot.
- (d) Heliports.
- (e) Outdoor storage of materials or equipment other than passenger vehicles. All outside storage areas greater than one (1) acre require additional building standards outlined in [Section] 31.15(i). (Ord. No. 16-2342, amended 2-18-2016)
- (f) Condominium conversion of building(s).
- (g) Two (2) or more buildings on same lot provided such buildings relate to one (1) permitted or conditional use.
- (h) Contractor yards. (Ord. No. 89-1147, amended 6-15-1989)
- (i) Commercial kennels.
- (j) Public transportation terminal- privately owned.
- (k) Trap and skeet ranges.
- (l) Tractor, trailer, farm implement, or marine assembly, manufacturing, or repair without outside storage of trucks or trailers exceeding the number of dock and/or bay doors on the building. (Ord. No. 94-1498, amended 2-3-1994)
- (m) Equipment rental.
- (n) Building over fifty (50) feet from ground level.
- (o) Automobile reduction/automobile reduction yards. (Ord. 88-1104, amended 11-17-1988)
- (p) Zero lot line with shared access and/or parking. (Ord. No. 89-1118, amended 3-16-1989)
- (q) Online purchase pick-up location.
- (r) Adult Uses—Principal. As defined and licensed under Article VI - Blaine Municipal Code. (Ord. No. 93-1320, amended 1-7-1993)
- (s) Yard waste drop-off facility. (Ord. No. 95-1564, amended 7-6-1995)
- (t) Retail sales facility for CNG (Compressed Natural Gas) or other alternative automotive fuels. Retail sales must be accessory to an onsite fleeting fueling operation. (Ord. No. 11-2224, added 6-16-2011)
- (u) Personal care, health care, recreation, fitness, or education related commercial services. Sites must be able to demonstrate adequate on-site parking. Uses must be destination based and not generate traffic volumes measurably above the range normally expected by the other allowed I-2 uses. With the exception noted in Section 31.23 (c) , general retail sales is not permitted under this section. (Ord. No. 13-2266, added 5-16-2013)
- (v) Indoor vehicle sales showroom. (Ord. No. 14-2295, added 10-16-2014)
- (w) Brewer taproom associated with and on the same site as a licensed brewery. (Ord. No. 15-2334, added 12-17-2015)
- (x) Ground mounted solar as an accessory use.

31.30 – HEAVY INDUSTRIAL (I-2A)

31.31 - Intent.

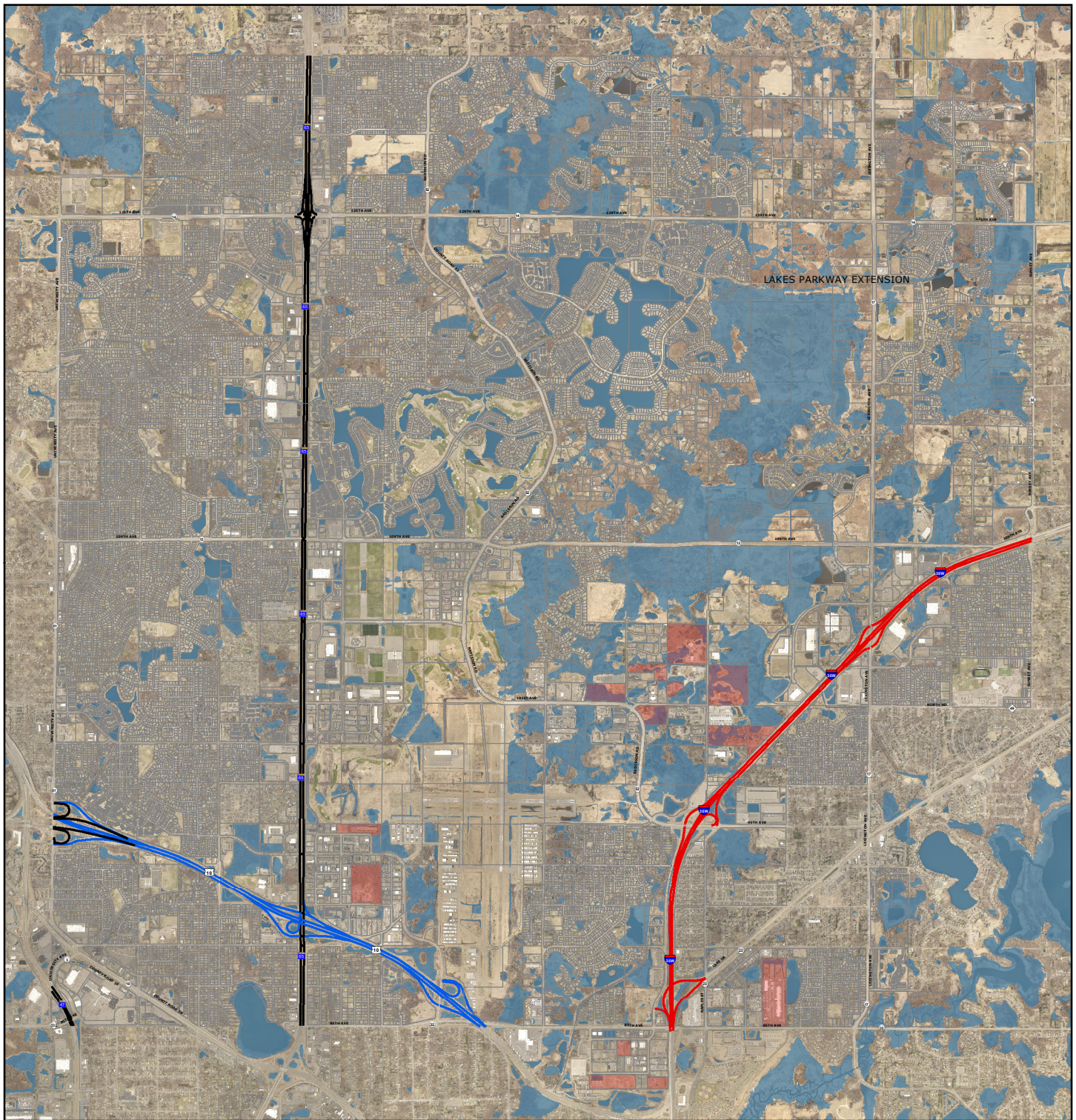
The purpose of this district is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and related services, including trucking and asphalt plants. This district shall encourage the development of industrial uses accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage. Such heavy industrial areas should be located next to heavy or light industrial and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

(Ord. No. 98-1720, added 5-21-1998; Ord. No. [20-2447](#), 7-20-2020)

31.34 - Conditional uses.

- (a) Commercial nurseries/greenhouses.
- (b) Waste transfer facility.
- (c) Automotive towing businesses with outdoor tow yard.
- (d) Heliports.
- (e) Outdoor storage of materials or equipment other than vehicles. All outside storage areas greater than one (1) acre require additional building standards outlined in Section 31.36(i). (Ord. No. 16-2342, amended 2-18-2016)
- (f) Condominium conversion of building(s).
- (g) Two (2) or more buildings on same lot provided such buildings relate to one (1) permitted or conditional use.
- (h) Contractor yards.
- (i) Truck or transportation terminal or outside parking of trucks or semitrailers exceeding the number of docks and/or bay doors. The minimum building size for a truck terminal, transportation terminal, or cross dock shipping facility shall be fifty thousand (50,000) square feet. (Ord. No. 16-2342, amended 2-18-2016)
- (j) Self storage facility, indoor.
- (k) Commercial kennels.
- (l) Public transportation terminal-public or privately owned.
- (m) Tractor, trailer, farm implement, or marine assembly, manufacturing, sales, repair, or rental with or without a number of trucks or trailers stored outside exceeding the number of dock and/or bay doors.
- (n) Equipment rental.
- (o) Building over fifty (50) feet from ground level.
- (p) Automobile reduction/automobile reduction yards.
- (q) Zero lot line with shared access and/or shared parking.
- (r) Online purchase pickup location.
- (s) Adult Uses-Principal. As defined and licensed under Article VI - Blaine Municipal Code.
- (t) Yard waste drop-off facility.
- (u) Ground mounted solar as an accessory use.

Potential Solar Properties



Legend



Potential Solar Properties



Wetlands



BlaineMN.gov



Disclaimer: This document has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. Every effort has been made to make sure the completeness and accuracy on this document. The City of Blaine does not represent that the data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 717-2639.

This map is in draft form and should not be looked upon as a legal document.

Map Created By City of Blaine Planning Department
Data provided by City of Blaine Planning Department
Map Date: April 2021

