

ORDINANCE NO. 1504

**AN ORDINANCE AMENDING NO. 1060
KNOWN AS THE WILLMAR ZONING
ORDINANCE BY AMENDING SECTION 6 TO
CREATE SECTION 6.S**

The City Council of City of Willmar does ordain as follows:

SECTION 4. Ordinance 1060 is hereby amended by adding a new SECTION 6.S. so as to read as follows:

S. I-3. RAIL PARK INDUSTRY DISTRICT.

1. Permitted Uses With Plan Review. The following uses shall be permitted provided plans are submitted to and approved by the Zoning Administrator and the Planning Commission, subject to such conditions as they may attach thereto. All uses may be related to Rail tracks and transportation and are conditions to be approved by the Planning Commission.
 - a. Manufacturing, fabrication, and/or processing of any commodity, except that expressly prohibited here, as set out in Section (2) below, the uses being conditionally permitted there being expressly prohibited here.
 - b. Retail sales of any commodity manufactured, fabricated or processed on the premises, or of any commodity designed especially for use in agriculture, mining, industry, business, transportation, or construction, including, but not limited to, the following uses:
 - o Building material sales yard and lumberyard, including the sale of rock, sand, gravel, and the like as an incidental part of the main business.
 - o Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
 - o Freighting or trucking yard or terminal.
 - c. Abattoirs (slaughterhouses or meatworks)
 - d. Docks and piers
 - e. Battery exchange station
 - f. Building, Heating, or Electrical Contractor
 - g. Coal washing, storage and transfer yards and facilities
 - h. Concrete mixing facilities / asphalt
 - i. Contractors Yard and building
 - j. Exterminator or Inset poison manufacturing
 - k. Fat, Oil and Grease Facilities
 - l. Fat rendering
 - m. Fertilizer manufacture
 - n. Flour and grain milling
 - o. Food-processing facilities
 - p. Fuel Oil / Bottled Gas Distributor and storage
 - q. Freight Trucking
 - r. Gravel & Mineral Extraction, Batch Plants
 - s. Grain & Feed Elevators & Supply
 - t. Heavy Equipment Sales, Rental or repair
 - u. Industries: limestone, fertilizer, concrete, lumber.
 - v. Intermodal facilities
 - w. Laboratories and Research and Development
 - x. Leather curing and tanning
 - y. Livestock Auctions
 - z. Logistics related industry or business
 - aa. Logistics and Distribution facilities
 - bb. Manufacturing – Light Assembly and Processing Type A
 - cc. Manufacturing – Light Assembly and Processing Type B
 - dd. Manufacturing – Heavy
 - ee. Manufacturing – Chemical Plant
 - ff. Monument works

- gg. Natural resource storage/transfer
- hh. Outdoor Storage, Principal Use
- ii. Pharmaceutical and biomedical companies
- jj. Plastic processing
- kk. Publishing and Printing
- ll. Rail Freight facilities
- mm. Rail Transportation
- nn. Railroad yard terminal
- oo. Refining or storage
- pp. Truck Transportation
- qq. Railroad services and management
- rr. Recycling Processing Center
- ss. Salvage yard
- tt. Sawmill
- uu. Stock yards
- vv. Storage, Sel / Mini Warehouse
- ww. Vehicle Towing
- xx. Vehicle Fuel / Gas Station
- yy. Vehicle Storage, Maintenance and Repair
- zz. Transfer Station, Solid Waste
- aaa. Warehouse Storage and distribution
- bbb. Wholesale Establishment and storage

2. Conditional Uses. Uses not related to Section 6.S.1. can be permitted if related to rail logistic use upon the granting of a conditional use permit by the Planning Commission, subject to such conditions as they may attach thereto.
3. Prohibited uses. All uses not related to rail facilities and logistics may be prohibited and the following uses:
 - a. Extractive industry.
 - b. Incinerator, medical waste/hazardous waste, nonhazardous waste, and/or any incinerating facility that would be considered regulated as a point source.
 - c. Refinery, petroleum products.
 - d. Hazardous waste processing or storage.
 - e. Explosive manufacturing or storage.
 - f. Bottling Plant.
 - g. Animal Rendering.
4. Permitted Accessory Uses. The following accessory structures or uses of land shall be permitted:
 - a. Detached storage or accessory buildings.
 - b. An apartment for on-site security personnel, included within the business structure.
5. Lot Area, Width, Setback and Miscellaneous Requirements. The following standards shall be the minimum requirements for development in the "I-3" District:

a. Lot Area (Square feet)	1.5 acres
b. Lot Width (feet)	150
c. Setbacks (feet)	
Front (r/w)	100
Rear	75
Side, interior	50
Side, street (r/w)	100
d. Open, landscaped area	10%
e. Building / lot coverage	75% maximum

EFFECTIVE DATE. This Ordinance shall be effective from and after its adoption and second publication.

This Ordinance introduced by Council Member: Asmus

This Ordinance introduced on: June 20, 2023

This Ordinance published on: July 8, 2023

This Ordinance given a hearing on: July 17, 2023

This Ordinance adopted on: July 17, 2023

This Ordinance published on: July 22, 2023

SUMMARY PUBLICATION OF CITY OF WILLMAR ORDINANCE NO. 1504

AN ORDINANCE AMENDING ORDINANCE NO. 1060 KNOWN AS THE WILLMAR ZONING ORDINANCE BY AMENDING SECTION 6 TO CREATE A NEW SECTION 6.S, CREATING A NEW INDUSTRIAL-3 (I-3) ZONING DISTRICT

Summary: Ordinance No. 1504 amends the City’s Zoning Ordinance by creating a new Industrial – 3 (I-3) zoning district and associated permitted and conditional uses and lot area, width and setback requirements within such district.

The complete text of Ordinance No. 1504 may be obtained at no charge at City Hall (333 6th Street Southwest, Willmar, MN 56201), or from the City’s website at www.willmarmn.gov.