

ORDINANCE NO. 10, EIGHTH SERIES

**AN ORDINANCE OF THE CITY OF FERGUS FALLS, MINNESOTA,
AMENDING CHAPTER 154.002 DEFINITIONS AND CHAPTER
154.040 B-5 AND B-6 SHOPPING CENTER BUSINESS DISTRICT OF
THE CITY CODE.**

THE CITY OF FERGUS FALLS DOES ORDAIN:

Section 1. City Code Chapter 154.002 Definitions, Light Industrial, is hereby added to read as follows:

LIGHT INDUSTRIAL. Light Industrial means a category of uses that is capable of operation in such a manner as to control the external effects of manufacturing processes such as smoke, noise, vibration, soot, and odor. It includes limited intensity levels of manufacturing and assembly activities primarily from previously prepared or refined materials, or from raw materials that do not need refining, warehousing of produced products on site with limited direct public access, research and development, packaging, and associated offices and similar uses as determined by the City Planner within an enclosed building. This use category includes, but is not limited to, food processing, contractors, textiles, wood products, tool and die, printing, pharmaceuticals, machinery manufacturing or assembly, research and development, laboratories, but excludes basic industrial processing from raw materials or other heavy industrial uses.

Section 2. City Code Chapter 154.040 B-5 and B-6, Shopping Business District, (B)(2) is hereby amended to read as follows:

(2) B-6, Sub-Regional Shopping Center. Within a B-6, Sub-Regional Shopping Center Business District, no building or land shall be used, except for one or more of the following uses, subject to division (C)(2) below:

- (a) Drive-in restaurants;
- (b) Any uses as permitted and regulated in the B-3, General Business District; except that, no dwellings shall be permitted; and
- (c) Indoor recreation – such as trampoline parks, skating and archery, etc.

Section 3. City Code Chapter 154.040 B-5 and B-6, Shopping Business District, (C) is hereby amended to add paragraph (10) as follows:

- (10) Light Industrial Uses; subject to the following:

(a) There shall be no outside storage of materials or goods unless an allowed retail use is permitted in the zone in conjunction with the manufacturing business to sell a finished product.

b) There shall be no uses that produce fumes, exhaust, or other nuisance conditions outside of the structure.

Section 4. Effective date. The effective date of this ordinance shall be the _____ day of _____, 2021.

THIS ORDINANCE was introduced on the _____ day of _____, 2021, and adopted by the City Council of the City of Fergus Falls, Minnesota, on the _____ day of _____, 2021, by the following vote:

AYES:

NAYS:

ATTEST:

APPROVED:

City Administrator

Mayor

Published in the Fergus Falls Daily Journal on _____.

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