

## ***INDUSTRIAL DISTRICTS***

### **§ 1007.120 LI, LIGHT INDUSTRIAL DISTRICT.**

(1) *Purpose.* The purpose of the LI, Light Industrial district is to provide for the establishment of light industrial, high-tech business and professional services. These areas have the prerequisites for industrial development, but because of proximity to residential areas, the visibility from the Interstate, and the need to protect certain areas or uses from adverse influences, high development standards will be necessary. LI uses include service industries and industries which manufacture, fabricate, assemble or store, where the process is not likely to create offensive noise, vibrations, dust, heat, smoke, odor, glare, or other objectionable influences. Generally, these include wholesale, service and light industries which are dependent upon raw materials refined elsewhere. Land to be zoned LI shall be served with public sanitary sewer and water and shall be in an Industrial land use category according to the comprehensive plan

(2) *Lot and Setback Requirements.*

(a) *Minimum Lot Size.*

1. *Sewered Lot.* One (1) acre.
2. *Unsewered Lot.* 10 acres in compliance with applicable provisions of City Code Section 1007.042(2)(b).

(b) *Minimum Lot Width.* 100 feet.

(c) *Setbacks.*

1. *From Street Right-of-Way.*
  - a. *Local or Minor Collector Street.* 30 feet.
  - b. *Collector or Arterial Street.* 50 feet.
  - c. *Parking Lot.* 15 feet.
2. *Rear Lot Line.*
  - a. *Principal Building.* 15 feet.
  - b. *Accessory Building.* 10 feet.
  - c. *Parking Lot.* 5 feet.
3. *Side Lot Line.*

- a. *Principal Building.* 10 feet.
- b. *Accessory Building.* 10 feet.
- c. *Parking Lot.* 5 feet.

4. *From Property Guided by the Comprehensive Plan for Residential Use.* 75 feet.

(3) *Buffer.* Where a side or rear lot line in an LI District coincides with an adjacent public road right-of-way or property guided by the comprehensive plan for residential or commercial development, a landscape buffer area shall be provided along such side or rear lot line not less than 40 feet wide and shall contain landscaping, planting, berming, or other effective screening suitable to provide an effective screen in compliance with City Code Section 1007.043(17)(f).

(4) *Maximum Building Height.* 45 feet except as allowed by City Code Section 1007.043(3).

(5) *Maximum Impervious Surface Coverage.* 75 percent of the lot area.

(6) *Building Requirements.* All newly constructed industrial buildings shall meet the exterior building standards of City Code Section 1007.043(2)(d).

(7) *Permitted Uses.* The following are permitted uses in the LI District:

(a) Beverage production and bottling, including public tours of the facilities and gift shops containing merchandise directly related to the facility.

(b) Building material sales.

(c) Carpet and rug cleaning.

(d) Community gardens operated by the City.

(e) Construction-related businesses, including contractor storage of equipment and building materials if enclosed within a building, but not storage yards.

(f) Feed and seed sales.

(g) Greenhouses, nurseries.

(h) Indoor Self-Storage.

(i) Laundry, dry cleaning, or dyeing plant.

(j) Manufacturing or assembly of a wide variety of products that produces no exterior noise, glare, fumes, noxious products, by-products, or wastes, or creates other objectionable impact on the environment, including the generation of large volumes of traffic.

(k) Mass transit terminals.

(l) Office business—clinic and general.

(m) Radio and television stations.

(n) Recreational business contained entirely within the principal building.

(o) Research laboratories

(p) Trade or business schools.

(q) Warehousing and distribution facilities, but not including trucking terminal or mini self-storage facilities per City Code Section 1007.001(2).

(r) Wholesale businesses/showrooms.

(8) *Accessory Uses.* The following are permitted accessory uses in the LI District:

(a) Accessory buildings and structures in compliance with City Code Section 1007.043 (4)(k).

(b) Accessory indoor retail, rental, or service activities other than that allowed as a permitted or conditional use within the Light Industrial zoning district, provided such use is related and accessory to a principal use allowed within the Light Industrial zoning district.

(c) Fences in compliance with City Code Section 1007.043(18).

(d) Off-street loading in compliance with City Code Section 1007.045.

(e) Off-street parking in compliance with City Code Section 1007.044.

(f) Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers in compliance with City Code Section 1007.054.

(g) Signs in compliance with City Code Chapter 1010.

(h) Brewer taprooms accessory to a malt liquor beverage production and bottling facility.

(i) Tasting room accessory to a distilled spirits beverage production and bottling facility.

(j) Tasting Room accessory to a wine beverage production and bottling facility.

(k) Liquor sales, on sale through brewer taprooms and off sale pursuant to M. S. §340A.301, subd. 10, all accessory to a malt liquor beverage production and bottling facility.

(9) *Conditional Uses.* The following uses require a conditional use permit in compliance with City Code Section 1007.016:

(a) Automobile Repair-Major and Minor provided that:

1. All painting must be conducted in an approved paint booth per City Code Section 1007.043(8).

2. All flammable materials, including liquids and rags, shall conform with the applicable provisions of the Minnesota Uniform Fire Code.

3. All outdoor storage shall be prohibited except the storage of customer vehicles waiting for repair.

(b) Bus garage provided that:

1. When abutting a residential use or residential district, the property shall be screened and landscaped in compliance with City Code Section 1007.043(17).

2. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or areas as to cause impairment in property values or constitute a blighting influence.

3. The entire area other than occupied by the building or planting shall be surfaced with blacktop or concrete which will control dust and drainage which is subject to the approval of the City Engineer.

4. The entire area shall have a drainage system which is subject to the approval of the City Engineer.

5. Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the City Engineer.

6. Provisions are made to control and reduce noise.

7. An internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked motor vehicles or moving vehicles.

8. Motor fuel activities associated with the bus service shall be installed in compliance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.

(c) Commercial and public radio and television transmitting antennas, and public utility microwave antennas greater than 45 feet in height and less than 200 feet in height in compliance with City Code Section 1007.054.

(d) Commercial kennels, provided that:

1. The applicable provisions of City Code Chapter 503 are determined to be satisfied.

2. Cages, enclosures, and housing facilities shall be at least 500 feet from any residential lot line.

3. An enclosed indoor or exterior exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. Exterior exercise areas shall be enclosed by an eight (8) foot high solid fence.

4. All animals shall be housed indoors for overnight boarding.

(e) Outdoor storage (not outdoor sales lots) as an accessory use provided that:

1. The designated storage area shall comply with all building setback requirements for the district. Outdoor storage is prohibited between the principal structure and any public right-of-way.

2. The storage area is landscaped and screened from view of adjacent uses and public rights-of-way via a fence and greenbelt planting strip, in compliance with City Code Section 1007.043(17)(f).

3. The entire storage area is fenced and secured in an appropriate manner.

4. The storage area is blacktopped or concrete surfaced.

5. The storage area does not take up parking space or loading space as required for conformity to this ordinance and is not located in the front yard.

6. The property shall not abut I-35W or I-35E.

7. The ratio of storage area to building footprint shall not exceed 1:1.

8. All parking, loading and truck staging activities shall occur on site. On-street parking and loading associated with the use is prohibited.

9. Storage shall not include material considered hazardous under Federal or State Environmental Law.

10. The outdoor storage items or materials shall be directly related to the principal industrial user. No off-site user storage shall be allowed.

(f) Veterinary hospitals provided that:

1. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.

2. Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.

3. An indoor animal kennel is permitted as a use accessory to the veterinary hospital provided that:

a. The number of animals boarded shall not exceed 40.

b. An enclosed indoor or exterior exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. Exterior exercise areas shall be limited to a maximum of 25 percent of the gross floor area of the principal use.

c. A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between 60- and 75-degrees Fahrenheit.

d. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.

e. Indoor animal kennel floors and walls shall be made of non-porous materials or sealed concrete to make it non-porous.

f. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.

4. The appropriate license is obtained from the City and the conditions of City Code Chapter 503 relating to the keeping of animals are met.

5. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

(g) Two (2) or more principal buildings on same lot provided such buildings relate to a permitted or conditional use that is operated as a single business or enterprise.

(10) *Uses by Administrative Permit.* The following uses require an administrative permit in compliance with City Code Section 1007.019:

(a) Personal wireless service antennas as secondary uses in compliance with City Code Section 1007.054.

(b) Telecommunication towers in compliance with City Code Section 1007.054.

(c) Temporary mobile towers in compliance with City Code Section 1007.054.

(d) Essential Services.

(e) Open Air Markets.

(f) Temporary Structures in compliance with City Code Section 1007.063.

(g) Transient Merchants.

(h) Accessory outdoor dining areas intended for consumption of food or beverages purchased on site in compliance with City Code Section 1007.055.

(11) *Interim Uses.* The following uses require an interim use permit in compliance with City Code Section 1007.017:

(a) Earth Moving and Land Reclamation in compliance with City Code Section 1007.051.

(b) Batch Plants.

**§ 1007.121 GI, GENERAL INDUSTRIAL DISTRICT.**

(1) *Purpose.* The purpose of the GI, General Industrial District is to provide for the establishment of general industrial uses and services. These are areas which, because of access to thoroughfares, suitable topography, and isolation, are appropriate for industrial uses of a more intense nature and ones which may have certain nuisance characteristics. Land to be zoned GI shall be served with public sanitary sewer and water and shall be in an Industrial land use category according to the comprehensive plan.

(2) *Lot and Setback Requirements.*

(a) *Minimum Lot Size.*

1. *Sewered Lot.* One (1) acre.
2. *Unsewered Lot.* 10 acres in compliance with applicable provisions of City Code Section 1007.042(2)(b).

(b) *Minimum Lot Width.* 100 feet.

(c) *Setbacks.*

1. *From Street Right-of-Way.*

- a. *Local or Minor Collector Street.* 50 feet.
- b. *Major Collector or Arterial Street.* 50 feet.
- c. *Parking Lot.* 15 feet.

2. *Rear Lot Line.*

- a. *Principal Building.* 15 feet.
- b. *Accessory Building.* 10 feet.
- c. *Parking Lot.* 5 feet.

3. *Side Lot Line.*

- a. *Principal Building.* 10 feet.
- b. *Accessory Building.* 10 feet.
- c. *Parking Lot.* 10 feet.



4. *From Property Guided by the Comprehensive Plan for Residential Use.* 100 feet.

(3) *Buffer.* Where a side or rear lot line in a GI District coincides with an adjacent public road right-of-way or property guided by the comprehensive plan for residential or commercial development, a landscape buffer area shall be provided along such side or rear lot line not less than 40 feet wide and shall contain landscaping, planting, berming, or other effective screening suitable to provide an effective visual screen in compliance with City Code Section 1007.043(17)(f).

(4) *Maximum Building Height.* 45 feet except as allowed by City Code Section 1007.043(3).

(5) *Maximum Impervious Surface Coverage.* 75 percent of the lot area.

(6) *Building Requirements.* All newly constructed industrial buildings shall meet the exterior building standards of City Code Section 1007.043(2)(d).

(7) *Permitted Uses.* The following are permitted uses in the GI District:

(a) Beverage production and bottling, including public tours of the facilities and gift shops containing merchandise directly related to the facility.

(b) Building material sales.

(c) Commercial (production) bakery.

(d) Community gardens operated by the City.

(e) Construction-related businesses, including contractor storage of equipment and building materials if enclosed within a building, but not storage yards.

(f) Feed and seed sales.

(g) Greenhouses, nurseries.

(h) Indoor Self-Storage.

(i) Laundry, dry cleaning or dying plant.

(j) Manufacturing or assembly of a wide variety of products that produces no exterior noise, glare, fumes, noxious products, by-products, or wastes, or creates other objectionable impact on the environment, including the generation of large volumes of traffic.

(k) Mass transit terminals.

(l) Office business—clinic and general.

- (m) Radio and television stations.
  - (n) Warehousing and distribution facilities, but not including trucking terminal or mini self-storage facilities.
  - (o) Wholesale businesses/showrooms.
- (8) *Accessory Uses.* The following are permitted accessory uses in the GI District:
- (a) Accessory buildings and structures in compliance with City Code Section 1007.043 (4)(l).
  - (b) Accessory indoor retail, rental, or service activities other than that allowed as a permitted or conditional use within the General Industrial zoning district, provided such use is related and accessory to an allowed principal use in the district.
  - (c) Crude oil, gasoline or other liquid storage tanks (not including bulk propane at motor fuel stations for providing service to the general public) where related and accessory to an allowed principal use in the district.
  - (d) Fences in compliance with City Code Section 1007.043(18).
  - (e) Off-street loading in compliance with City Code Section 1007.045.
  - (f) Off-street parking in compliance with City Code Section 1007.044.
  - (g) Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers in compliance with City Code Section 1007.054.
  - (h) Signs in compliance with City Code Chapter 1010.
  - (i) Brewer taprooms accessory to a malt liquor beverage production and bottling facility.
  - (j) Tasting room accessory to a distilled spirits beverage production and bottling facility.
  - (k) Tasting Room accessory to a wine beverage production and bottling facility.
  - (l) Liquor sales, on sale through brewer taprooms and off sale pursuant to Minnesota Statutes section 340A.301, subdivision 10, all accessory to a malt liquor beverage production and bottling facility.
- (9) *Conditional Uses.* The following uses require a conditional use permit in compliance with City Code Section 1007.016:

(a) Automobile Repair-Major and Minor provided that:

1. All painting must be conducted in an approved paint booth per City Code Section 1007.043(8).
2. All flammable materials, including liquids and rags, shall conform to the applicable provisions of the Minnesota Uniform Fire Code.
3. All outdoor storage shall be prohibited except the storage of customer vehicles waiting for repair.

(b) Bus garage provided that:

1. When abutting a residential use or residential district, the property shall be screened and landscaped in compliance with City Code Section 1007.043(17).
2. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or areas as to cause impairment in property values or constitute a blighting influence.
3. The entire area other than occupied by the building or planting shall be surfaced with blacktop or concrete which will control dust and drainage which is subject to the approval of the City Engineer.
4. The entire area shall have a drainage system which is subject to the approval of the City Engineer.
5. Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the City Engineer.
6. Provisions are made to control and reduce noise.
7. An internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked motor vehicles or moving vehicles.
8. Motor fuel activities associated with the bus service shall be installed in compliance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.

(c) Commercial and public radio and television transmitting antennas, and public utility microwave antennas greater than 45 feet in height and less than 200 feet in height in compliance with City Code Section 1007.054.

(d) Concrete product plants, building materials production and similar uses provided that:

1. Storage areas are landscaped, fenced and screened from view of neighboring uses, properties guided by the comprehensive plan for residential or commercial development, and public rights-of-way in compliance with City Code Section 1007.043(17)(f).

(e) Commercial kennels, provided that:

1. The applicable provisions of City Code Chapter 503 are determined to be satisfied.

2. Cages, enclosures, and housing facilities shall be at least 500 feet from any residential lot line.

3. An enclosed indoor or exterior exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. Exterior exercise areas shall be enclosed by an eight (8) foot high solid fence.

4. All animals shall be housed indoors for overnight boarding.

(f) Manufacture of materials, including but not limited to, rubber, corrosive acids, petroleum and chemical products, which pose potential health and safety risks and which when produced give off potentially noxious odors.

(g) Mini self-storage facilities provided that:

1. No single building shall be greater than 150 feet in length.

2. No retailing, wholesaling, manufacturing, repair, or other such activity other than storage is to occur within the mini self-storage facility.

3. No occupancy of the storage units is permitted.

4. The overhead doors are not allowed on building elevations facing a public street or residential property.

(h) Outdoor storage (not outdoor sales lots) as an accessory use provided that:

1. The designated storage area shall comply with all building setback requirements for the district. Outdoor storage is prohibited between the principal structure and any public right-of-way.

2. The storage area is landscaped and screened from view of adjacent uses and public rights-of-way via a fence and greenbelt planting strip, in compliance with City Code Section 1007.043(17)(f).

3. The entire storage area is fenced and secured in an appropriate manner.

4. The storage area is blacktopped, concrete surfaced, or class 5 gravel unless an alternative wear-resistant material is determined by the City Engineer to be suitable to control dust and drainage and is specifically approved by the City Council.

5. The storage area does not take up parking space or loading space as required for conformity to this ordinance and is not located in the front yard.

6. The property shall not abut I-35W or I-35E.

7. All parking, loading and truck staging activities shall occur on site. On-street parking and loading associated with the use is prohibited.

8. Storage shall not include material considered hazardous under Federal or State Environmental Law.

9. The outdoor storage items or materials shall be directly related to the principal industrial user. No off-site user storage shall be allowed.

(i) Trucking terminals provided that:

1. Vehicular access points shall be located along arterial streets and shall be limited and designed and constructed to create a minimum of conflict with through traffic movement.

(j) Two (2) or more buildings on same lot provided such buildings relate to a permitted or conditional use that is operated as a single business or enterprise.

(10) *Uses by Administrative Permit.* The following uses require an administrative permit in compliance with City Code Section 1007.019:

(a) Personal wireless service antennas as secondary uses in compliance with City Code Section 1007.054.

(b) Telecommunication towers in compliance with City Code Section 1007.054.

(c) Temporary mobile towers in compliance with City Code Section 1007.054.

(d) Essential Services.

(e) Open Air Markets.

(f) Temporary Structures in compliance with City Code Section 1007.063.

(g) Transient Merchants.

(h) Accessory outdoor dining areas intended for consumption of food or beverages purchased on site in compliance with City Code Section 1007.055.

(11) *Interim Uses.* The following uses require an interim use permit in compliance with City Code Section 1007.017:

(a) Earth Moving and Land Reclamation in compliance with City Code Section 1007.051.

(b) Batch Plants.

**§ 1007.122 BC, BUSINESS CAMPUS DISTRICT.**

(1) *Purpose.* The purpose of BC, Business Campus District is to provide for the establishment of multi-use buildings, business offices, wholesale showrooms, and related uses in an environment which provides a high level of amenities, including landscaping, preservation of natural features, architectural controls, pedestrian trails, and other features. Land to be zoned BC shall be served with public sanitary sewer and water and shall be in a Business Campus, Commercial, or Industrial land use category according to the comprehensive plan.

(2) *Lot and Setback Requirements.*

(a) *Minimum Lot Size.* One (1) acre.

(b) *Minimum Lot Width.* 100 feet.

(c) *Setbacks.*

1. *From Street Right-of-Way.*

a. *Local or Minor Collector Street.* 30 feet.

b. *Major Collector or Arterial Street.* 40 feet.

c. *Parking Lot.* 15 feet.

2. *Rear Lot Line.*

a. *Principal Building.* 15 feet.

b. *Accessory Building.* 10 feet.

c. *Parking Lot.* 5 feet.

3. *Side Lot Line.*

a. *Principal Building.* 10 feet.

b. *Accessory Building.* 10 feet.

c. *Parking Lot.* 10 feet.

4. *From Property Guided by the Comprehensive Plan for Residential Use.* 100 feet.

(3) *Buffer.* Where a side or rear lot line in a BC District coincides with an adjacent public road right-of-way or property guided by the comprehensive plan for residential or commercial development, a landscape buffer area shall be provided along such side or rear lot line not less than

40 feet wide and shall contain landscaping, planting, berming, or other effective screening suitable to provide an effective visual screen in compliance with City Code Section 1007.043(17)(f).

(4) *Maximum Building Height.* 45 feet except as allowed by City Code Section 1007.043(3).

(5) *Maximum Impervious Surface Coverage.* 75 percent of the lot area.

(6) *Building Requirements.* All newly constructed industrial buildings shall meet the exterior building standards of City Code Section 1007.043 (2)(d).

(7) *Permitted Uses.* The following are permitted uses in the BC District:

(a) Banks, credit unions and other financial institutions.

(b) Conference centers.

(c) Copy/printing services (excluding printing presses and publishing facilities).

(d) Data centers.

(e) Manufacturing, compounding, assembly, packaging, warehousing (excluding explosives and hazardous waste), or treatment of merchandise or commodities.

(f) Offices, administrative/commercial.

(g) Offices/clinics for medical, dental, or chiropractic services.

(h) Radio and television stations.

(i) Reception halls/event centers, with or without catering services.

(j) Sports and fitness clubs.

(k) Research laboratories.

(l) Trade or business schools.

(m) Tutoring/learning centers.

(n) Wholesale businesses/showrooms.

(8) *Accessory Uses.* The following are permitted accessory uses in the BC District:

(a) Accessory buildings and structures in compliance with City Code Section 1007.043(4)(l).



(b) Accessory indoor retail, rental or service activities other than that allowed as a permitted or conditional use within the Business Campus zoning district, provided such use is related and accessory to a principal use allowed within the Business Campus zoning district.

(c) Entertainment, live; in association with a restaurant

(d) Fences in compliance with City Code Section 1007.043(18).

(e) Off-street loading in compliance with City Code Section 1007.045.

(f) Off-street parking in compliance with City Code Section 1007.044.

(g) Radio and television receiving antennas, satellite dishes, TVROs three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers in compliance with City Code Section 1007.054.

(h) Signs in compliance with City Code Chapter 1010.

(9) *Conditional Uses.* The following uses require a conditional use permit in compliance with City Code Section 1007.016:

(a) Commercial and public radio and television transmitting antennas, and public utility microwave antennas greater than 45 feet in height and less than 200 feet in height in compliance with City Code Section 1007.054.

(b) Two (2) or more principal buildings on same lot provided such buildings relate to a permitted or conditional use that is operated as a single business or enterprise.

(c) Dining restaurants not exceeding 15 percent of the gross floor area of the building in which it is located, provided that no drive-through window service shall be included.

(d) Extended stay hotels provided that more than 50 percent of the rooms shall have cooking facilities.

(e) Hotels with optional restaurant, food service and on-sale liquor.

(f) Retail commercial activities, personal services, and food service (cafeteria, delicatessen, coffee house) as an accessory use provided that:

1. Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the BC Zoning District.

2. The activity is located within a structure whose principal use is not commercial sales.

3. All such activities are conducted in a clearly defined area of the principal building reserved exclusively for such use. Said area must be physically segregated from other principal activities in the building.

4. The area devoted to such activity shall not occupy more than 15 percent of the gross floor area of the building.

5. Hours of operation are limited to 6:00 a.m. to 10:00 p.m. unless specifically modified by the City Council.

6. No directly or indirectly illuminated sign or sign in excess of 10 square feet identifying the name of the business shall be visible from the outside of the building.

7. No signs or posters of any type advertising products for sale or services shall be visible from the outside of the building.

(10) *Uses by Administrative Permit.* The following uses require an administrative permit in compliance with City Code Section 1007.019:

(a) Personal wireless service antennas as secondary uses in compliance with City Code Section 1007.054.

(b) Telecommunication towers in compliance with City Code Section 1007.054.

(c) Temporary mobile towers in compliance with City Code Section 1007.054.

(d) Essential Services.

(e) Open Air Markets.

(f) Temporary Structures in compliance with City Code Section 1007.063.

(g) Transient Merchants.

(h) Accessory outdoor dining areas intended for consumption of food or beverages purchased on site in compliance with City Code Section 1007.055.

(11) *Interim Uses.* The following uses require an interim use permit in compliance with City Code Section 1007.017:

(a) Earth Moving and Land Reclamation in compliance with City Code Section 1007.051.

(b) Batch Plants.