

**CITY OF PLYMOUTH  
HENNEPIN COUNTY, MINNESOTA**

**ORDINANCE No. 2020-07**

**ORDINANCE AMENDING CHAPTER 21 OF THE PLYMOUTH CITY CODE,  
ENTITLED THE PLYMOUTH ZONING ORDINANCE (2020018)**

THE CITY OF PLYMOUTH ORDAINS:

**SECTION 1.**     Amendment. Section 21560.07 of the Plymouth City Code (LIGHT INDUSTRIAL DISTRICT – Conditional Uses) is amended by the following:

**21560.07.     CONDITIONAL USES:** The following are conditional uses in the I-1 District and require a conditional use permit based upon procedures set forth in and regulated by Section 21015 of this Chapter. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 21015.02, Subd. 5 and 21015.04 of this Chapter.

**Subd. 1.**       Accessory retail, accessory rental, or accessory service activities in excess of 10 percent of the gross floor area of its associated principal use (other than those uses otherwise allowed as a permitted use or conditional use within this Section), provided that:

- (a)     Such accessory use is allowed as a permitted use in a business district.
- (b)     Such accessory use does not occupy more than 25 percent of the gross floor area of its associated principal use, or more than 5,000 square feet, whichever is less.
- (c)     Such accessory use is completely enclosed within a principal structure.

*(Amended by Ord. No. 2007-05, 01/23/07) (Amended by Ord. No. 2011-05, 02/22/11)*

**Subd. 2.**       Automobile repair—servicing of motor freight vehicles and heavy construction equipment; directly related accessory materials and parts sales for such repair and servicing (not including new or used vehicle sales); and accessory materials and parts warehousing which is related to and dependent upon such uses provided that:

- (a)     All servicing of vehicles and equipment shall occur entirely within the principal structure.
- (b)     To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulate matter.

(c) Storage and use of all flammable materials, including liquid and rags, shall conform to applicable provisions of the Minnesota State Fire Code.

(d) Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.

(e) The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.

(f) The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit.

**Subd. 3.** Buildings in excess of height limitations as specified in Section 21560.13 of this Chapter, provided that:

(a) For each additional five feet in height above the maximum building height specified in this district, the front and side yard setback requirements shall be increased by one foot.

(b) The construction does not limit solar access to abutting and/or neighboring properties.

**Subd. 4.** Commercial and public radio and television transmitting antennas, and public utility microwave antennas, as regulated by Section 21175 of this Chapter.

**Subd. 5.** Commercial, private and public satellite dish transmitting or receiving antennas in excess of two meters in diameter, as regulated by Section 21175 of this Chapter.

**Subd. 6.** Commercial recreation, indoor (e.g., bowling alleys, roller rinks).

**Subd. 7.** Commercial use operated in conjunction with a brewery and accessory taproom, with a floor area less than the combined brewery and accessory taproom floor area, which would terminate operations in the event the brewery and accessory taproom cease operation.

**Subd. 8.** Day care facilities, accessory, provided that the use complies with Section 21150 of this Chapter.

**Subd. 9.** Essential services and structures requiring a conditional use permit pursuant to Section 21160 of this Chapter.

**Subd. 10.** Helistops, as regulated by Section 21193 of this Chapter.

**Subd. 11.** Limited motor vehicle sales or leasing as a principal or accessory use, provided that:

(a) There shall be no outside storage or display of vehicles for sale or lease.

(b) Not more than five vehicles for sale or lease shall be on the premises at any given time.

(c) Notwithstanding any other provision of this Chapter, signage related to motor vehicle sales or leasing shall be limited to 24 square feet.

(d) No temporary signage/advertising devices (e.g., portable signage, banners, pennants, spotlights, skytrackers, inflatables, balloons) shall be allowed.

**Subd. 12.** Outdoor service, sales or rental as an accessory use, provided that:

(a) The use does not take up parking space as required for conformity to this Chapter.

(b) The area is hard surfaced to control dust.

**Subd. 13.** Outside storage as an accessory use when abutting any residentially zoned or used property other than vacant FRD property classified for non-residential use by the Land Use Guide Plan, provided that:

(a) The storage area is blacktop or concrete surfaced unless specifically approved by the City Council.

(b) The storage area does not take up parking space or loading space as required for conformity to this Chapter.

(c) All requirements of Section 21105.11 of this Chapter are met.

**Subd. 14.** Sports and fitness clubs.

**Subd. 15.** Truck or trailer rental operations, provided that:

(a) Rental vehicles and trailers shall be parked on a paved surface that conforms to Section 21135 of this Chapter.

(b) Parking, driveway, and circulation standards and requirements shall comply with Section 21135 of this Chapter.

(c) There shall be no outside repair or maintenance of vehicles or trailers.

(d) No outside storage of parts, equipment, or damaged vehicles or trailers shall be allowed.

(e) Rental vehicles and trailers shall not be parked or stored within a required front yard area.

**Subd. 16.** Other uses similar to those allowed in this section, as determined by the City.

*(Amended by Ord. No. 2002-32, 11/26/02) (Amended by Ord. No. 2003-35, 11/25/03) (Amended by Ord. No. 2004-32, 12/14/04) (Amended by Ord. No. 2008-09, 03/25/08) (Amended by Ord. No. 2009-07, 05/12/09) (Amended by Ord. No. 2009-15, 10/13/09) (Amended by Ord. No. 2011-05, 02/22/11) (Amended by Ord. No. 2019-01, 02/12/19)*

**SECTION 2.**     **Amendment.** Section 21560.07 of the Plymouth City Code (LIGHT INDUSTRIAL DISTRICT – Conditional Uses) is amended by the following:

**21565.07.     CONDITIONAL USES:** The following are conditional uses in the I-2 District and require a conditional use permit based upon procedures set forth in and regulated by Section 21015 of this Chapter. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 21015.02, Subd. 5 and 21015.04 of this Chapter.

**Subd. 1.**       Accessory retail, accessory rental, or accessory service activities in excess of 10 percent of the gross floor area of its associated principal use (other than those uses otherwise allowed as a permitted use or conditional use within this Section), provided that:

- (a)     Such accessory use is allowed as a permitted use in a business district.
- (b)     Such accessory use does not occupy more than 25 percent of the gross floor area of its associated principal use, or more than 5,000 square feet, whichever is less.
- (c)     Such accessory use is completely enclosed within a principal structure.

*(Amended by Ord. No. 2011-05, 02/22/11)*

**Subd. 2.**       Automobile repair—servicing of motor freight vehicles and heavy construction equipment; directly related accessory materials and parts sales for such repair and servicing (not including new or used vehicle sales); and accessory materials and parts warehousing which is related to and dependent upon such uses provided that:

- (a)     All servicing of vehicles and equipment shall occur entirely within the principal structure.
- (b)     To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulate matter.
- (c)     Storage and use of all flammable materials, including liquid and rags, shall conform to applicable provisions of the Minnesota State Fire Code.
- (d)     Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
- (e)     The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
- (f)     The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit.

**Subd. 3.** Automotive towing businesses with outdoor tow yard, provided that:

- (a) The towing business shall be located at least 500 feet from any residential property line.
- (b) Towed vehicles shall be parked on a paved surface that conforms to Section 21135 of this Chapter.
- (c) Towed vehicles shall be located in the rear or side yard, shall be screened with materials of at least 90 percent opacity, and shall screen views from adjoining properties and public streets.
- (d) There shall be no outside repair or maintenance of vehicles.
- (e) No crushing, stacking, or dismantling of vehicles shall be allowed.
- (f) There shall be no outside storage of parts or equipment.
- (g) Any leaking fluids from damaged vehicles shall be collected in the tow yard and shall be disposed of in an approved manner.
- (h) All tow trucks or service vehicles related to the business shall be parked within the designated tow yard.
- (i) Vehicles stored in the tow yard shall be parked in the designated parking stalls identified on the approved site plan for the tow yard.
- (j) The tow yard shall not take up parking space as required for conformity to this Chapter.
- (k) Impounded vehicles shall not be located in a tow yard for a period exceeding 90 days, unless a longer time frame is required by a governmental agency.

*(Amended by Ord. No. 2006-16, 06/27/06)*

**Subd. 4.** Buildings in excess of height limitations as specified in Section 21565.13 of this Chapter, provided that:

- (a) For each additional five feet in height above the maximum building height specified in this district, the front and side yard setback requirements shall be increased by one foot.
- (b) The construction does not limit solar access to abutting and/or neighboring properties.

**Subd. 5.** Commercial and public radio and television transmitting antennas, and public utility microwave antennas, as regulated by Section 21175 of this Chapter.

**Subd. 6.** Commercial, private and public satellite dish transmitting or receiving antennas in excess of two meters in diameter, as regulated by Section 21175 of this Chapter.

**Subd. 7.** Commercial recreation, indoor (e.g., bowling alleys, roller rinks).

**Subd. 8.** Commercial use operated in conjunction with a brewery and accessory taproom, with a floor area less than the combined brewery and accessory taproom floor area, which would terminate operations in the event the brewery and accessory taproom cease operation.

**Subd. 9.** Day care facilities, accessory, provided that the use complies with Section 21150 of this Chapter.

**Subd. 10.** Dog day/overnight boarding use, provided that:

- (a) The dog daycare/overnight boarding business is located at least 500 feet from any residential property line.
- (b) An eight foot high solid fence is constructed to fully enclose any outdoor play areas.
- (c) Dogs are kept indoors for overnight boarding.
- (d) A kennel license is obtained for the site, pursuant to Section 915 of the City Code.

*(Amended by Ord. No. 2007-11, 05/22/07)*

**Subd. 11.** Essential services and structures requiring a conditional use permit pursuant to Section 21160 of this Chapter.

**Subd. 12.** Helistops, as regulated by Section 21193 of this Chapter.

**Subd. 13.** Limited motor vehicle sales or leasing as a principal or accessory use, provided that:

- (a) There shall be no outside storage or display of vehicles for sale or lease.
- (b) Not more than five vehicles for sale or lease shall be on the premises at any given time.
- (c) Notwithstanding any other provision of this Chapter, signage related to motor vehicle sales or leasing shall be limited to 24 square feet.
- (d) No temporary signage/advertising devices (e.g., portable signage, banners, pennants, spotlights, skytrackers, inflatables, balloons) shall be allowed.

**Subd. 14.** Outdoor service, sales or rental as an accessory use, provided that:

- (a) The use does not take up parking space as required for conformity to this Chapter.
- (b) The area is hard surfaced to control dust.

**Subd. 15.** Outside storage as an accessory use when abutting any residentially zoned or used property other than vacant FRD property classified for non-residential use by the Land Use Guide Plan, provided that:

- (a) The storage area is blacktop or concrete surfaced unless specifically approved by the City Council.
- (b) The storage area does not take up parking space or loading space as required for conformity to this Chapter.
- (c) All requirements of Section 21105.11 of this Chapter are met.

**Subd. 16.** Retail commercial activities, personal services and food service (cafeteria, delicatessen, coffee house) as an accessory use within a building that contains over 50 percent office use, provided that:

- (a) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within the C-1 Zoning District.
- (b) The activity is located within a structure whose principal use is not commercial sales.
- (c) 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.
- (d) The area devoted to such activity shall not occupy more than 15 percent of the gross floor area of the building.
- (e) Hours of operation are limited to 6:00 AM to 10:00 PM unless specifically modified by the City Council.
- (f) 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.
- (g) No signs or posters of any type advertising products for sale or services shall be visible from the outside of the building.

**Subd. 17.** Sports and fitness clubs.

**Subd. 18.** Truck or trailer rental operations, provided that:

- (a) Rental vehicles and trailers shall be parked on a paved surface that conforms to Section 21135 of this Chapter.
- (b) Parking, driveway, and circulation standards and requirements shall comply with Section 21135 of this Chapter.
- (c) There shall be no outside repair or maintenance of vehicles or trailers.
- (d) No outside storage of parts, equipment, or damaged vehicles or trailers shall be allowed.

- (e) Rental vehicles and trailers shall not be parked or stored within a required front yard area.

**Subd. 19.** Other uses similar to those allowed in this section, as determined by the City.

*(Amended by Ord. No. 2008-09, 03/25/08) (Amended by Ord. No. 2009-07, 05/12/09) (Amended by Ord. No. 2009-15, 10/13/09) (Amended by Ord. No. 2011-05, 02/22/11) (Amended by Ord. No. 2019-01, 02/12/19)*

**SECTION 3.** Amendment. Section 21560.07 of the Plymouth City Code (LIGHT INDUSTRIAL DISTRICT – Conditional Uses) is amended by the following:

**21570.09. CONDITIONAL USES:** The following are conditional uses in the I-3 District and require a conditional use permit based upon procedures set forth in and regulated by Section 21015 of this Chapter. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 21015.02, Subd. 5 and 21015.04 of this Chapter.

**Subd. 1.** Accessory retail, accessory rental, or accessory service activities in excess of 10 percent of the gross floor area of its associated principal use (other than those uses otherwise allowed as a permitted use or conditional use within this Section), provided that:

- (a) Such accessory use is allowed as a permitted use in a business district.
- (b) Such accessory use does not occupy more than 25 percent of the gross floor area of its associated principal use, or more than 5,000 square feet, whichever is less.
- (c) Such accessory use is completely enclosed within a principal structure.

*(Amended by Ord. No. 2011-05, 02/22/11)*

**Subd. 2.** Automobile repair—servicing of motor freight vehicles and heavy construction equipment; directly related accessory materials and parts sales for such repair and servicing (not including new or used vehicle sales); and accessory materials and parts warehousing which is related to and dependent upon such uses provided that:

- (a) All servicing of vehicles and equipment shall occur entirely within the principal structure.
- (b) To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulate matter.
- (c) Storage and use of all flammable materials, including liquid and rags, shall conform to applicable provisions of the Minnesota State Fire Code.



(d) Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.

(e) The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.

(f) The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit.

**Subd. 3.** Automotive towing businesses with outdoor tow yard, provided that:

(a) The towing business shall be located at least 500 feet from any residential property line.

(b) Towed vehicles shall be parked on a paved surface that conforms to Section 21135 of this Chapter.

(c) Towed vehicles shall be located in the rear or side yard, shall be screened with materials of at least 90 percent opacity, and shall screen views from adjoining properties and public streets.

(d) There shall be no outside repair or maintenance of vehicles.

(e) No crushing, stacking, or dismantling of vehicles shall be allowed.

(f) There shall be no outside storage of parts or equipment.

(g) Any leaking fluids from damaged vehicles shall be collected in the tow yard and shall be disposed of in an approved manner.

(h) All tow trucks or service vehicles related to the business shall be parked within the designated tow yard.

(i) Vehicles stored in the tow yard shall be parked in the designated parking stalls identified on the approved site plan for the tow yard.

(j) The tow yard shall not take up parking space as required for conformity to this Chapter.

(k) Impounded vehicles shall not be located in a tow yard for a period exceeding 90 days, unless a longer time frame is required by a governmental agency.

**Subd. 4.** Buildings in excess of height limitations as specified in Section 21570.15 of this Chapter, provided that:

(a) For each additional five feet in height above the maximum building height specified in this district, the front and side yard setback requirements shall be increased by one foot.

(b) The construction does not limit solar access to abutting and/or neighboring properties.

**Subd. 5.** Commercial and public radio and television transmitting antennas, and public utility microwave antennas, as regulated by Section 21175 of this Chapter.

**Subd. 6.** Commercial, private and public satellite dish transmitting or receiving antennas in excess of two meters in diameter, as regulated by Section 21175 of this Chapter.

**Subd. 7.** Commercial recreation, indoor (e.g., bowling alleys, roller rinks).

**Subd. 8.** Commercial use operated in conjunction with a brewery and accessory taproom, with a floor area less than the combined brewery and accessory taproom floor area, which would terminate operations in the event the brewery and accessory taproom cease operation.

**Subd. 9.** Day care facilities, accessory, provided that the use complies with Section 21150 of this Chapter.

**Subd. 10.** Essential services and structures requiring a conditional use permit pursuant to Section 21160 of this Chapter.

**Subd. 11.** Helistops, as regulated by Section 21193 of this Chapter.

**Subd. 12.** Outdoor service, sales or rental as an accessory use, provided that:

- (a) The use does not take up parking space as required for conformity to this Chapter.
- (b) The area is hard surfaced to control dust.

**Subd. 13.** Outside storage as an accessory use when abutting any residentially zoned or used property other than vacant FRD property classified for non-residential use by the Land Use Guide Plan, provided that:

- (a) The storage area is blacktop or concrete surfaced unless specifically approved by the City Council.
- (b) The storage area does not take up parking space or loading space as required for conformity to this Chapter.
- (c) All requirements of Section 21105.11 of this Chapter are met.

**Subd. 14.** Sports and fitness clubs.

**Subd. 15.** Storage, use, or manufacturing of gasoline, crude oil, bulk fuel or similar liquid storage as a principal use, provided that:

- (a) A drainage system subject to the approval of the City shall be installed.
- (b) There be no outside storage except as allowed under the conditional use permit, provided compliance with Section 21105.11 of this Chapter would be met.

**Subd. 16.** Truck or trailer rental operations, provided that:

- (a) Rental vehicles and trailers shall be parked on a paved surface that conforms to Section 21135 of this Chapter.
- (b) Parking, driveway, and circulation standards and requirements shall comply with Section 21135 of this Chapter.
- (c) There shall be no outside repair or maintenance of vehicles or trailers.
- (d) No outside storage of parts, equipment, or damaged vehicles or trailers shall be allowed.
- (e) Rental vehicles and trailers shall not be parked or stored within a required front yard area.

**Subd. 17.** Waste facilities, provided that:

- (a) All applicable federal, state and/or county permits are obtained including, but not limited to:
  - (1) The Federal Environmental Protection Agency (EPA).
  - (2) The Minnesota Pollution Control Agency (MPCA).
  - (3) The Minnesota Department of Natural Resources (DNR).
- (b) Any applicable environmental review requirements outlined in Section 21040 of this Chapter are satisfactorily met.
- (c) A financial guarantee in a form deemed acceptable by the City Attorney is provided to ensure the following minimum activities:
  - (1) Completion of site improvements.
  - (2) Emergency clean up and correction.
  - (3) Closure and post closure activities.
- (d) The facility is subject to periodic monitoring as determined by the City.
- (e) The facility is provided a minimum of two independent emergency access escape routes, neither of which may traverse residentially zoned areas.
- (f) The facility is set back a minimum 1,000 feet from all storm water holding areas, natural drainage facilities and wetlands.

- (g) All storm water runoff is held on site prior to release into natural drainageways and the City's storm drainage system.
- (h) The outside storage of materials, containers or disposal facilities involving hazardous waste is prohibited.
- (i) The outside storage of materials, containers or disposal facilities involving non-hazardous materials is enclosed and screened as outlined in Section 21130 of this Chapter.
- (j) The loading and/or unloading of waste materials is conducted within buildings and upon an impermeable floor surface.
- (k) All development, operation, maintenance and closure/conversion plans are subject to City approval.
- (l) A sign indicating the facility's inventory of waste materials by type and location is posted at the main entrance of the site.
- (m) All hazardous waste materials stored on the site are clearly designated.
- (n) All facility employees are subject to emergency training programs, the procedures and techniques of which are subject to City approval.
- (o) Emergency preparedness plans which:
  - (1) Establish procedures for handling ruptures, spills and the like.
  - (2) Alert applicable agencies and area property owners.
  - (3) Establish provisions for emergency evacuation that are provided to and approved by the City.
- (p) All containers used for the outside storage of waste materials are properly cleaned prior to storage and maintained in a clean manner so as not to attract vectors or cause objectionable odors.

**Subd. 18.** Other uses similar to those allowed in this section, as determined by the City.

*(Amended by Ord. No. 2001-06, 02/13/01) (Amended by Ord. No. 2008-09, 03/25/08) (Amended by Ord. No. 2009-07, 05/12/09) (Amended by Ord. No. 2011-05, 02/22/11) (Amended by Ord. No. 2019-01, 02/12/19)*

**SECTION 4.** Effective Date. This Ordinance shall be in full force and effect upon its passage.

APPROVED by the City Council on this 9th day of June, 2020.

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Jeffry Wosje, Mayor

**ATTEST:**

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Sandra R. Engdahl, City Clerk