

DIVISION 11. IDD INTERSTATE DEVELOPMENT DISTRICT

Sec. 50.0473. Purpose.

It is the purpose of the interstate development district to:

- (1) Provide an opportunity for owners of large parcels of land visible from or adjacent to interstate highways 90 and 35 to develop planned, integrated, and diversified development serving interstate transportation, goods movement, the traveling public, local industry and commerce, and the community.
- (2) Encourage planned commercial and industrial development by requiring an interstate development district to have a minimum land area at the time of rezoning.
- (3) Enhance the development of job opportunities for the community and interstate related activities.
- (4) Preserve land along interstate highways for high quality commercial and industrial development intended to enhance services to freeways, and maintain a high quality community image as seen by the traveling public.

(Code 1997, § 74-580; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013)

Sec. 50.0474. Principal permitted uses.

In the interstate development district, no building, structure, or land shall be used and no building or structure shall be erected, altered or changed which is arranged, intended or designed for other than one (1) of the following uses and is in compliance with the provisions of this division, except as provided in article VIII of this chapter:

- (1) Retailing and consumer services, governmental offices and facilities, financial and business centers and services.
- (2) Eating and drinking places, restaurants, cocktail lounges, theaters and entertainment.
- (3) Retail and convenience retail including vehicle fuel.
- (4) Hotels, motels, and hospitality facilities.
- (5) Automotive, truck, agricultural, and recreational vehicle sales and services.
- (6) Lumberyards, home improvement centers, and agricultural building supplies.
- (7) Churches and religious buildings.
- (8) Clubs.
- (9) Clinics and hospitals, medical centers and services.
- (10) Public and private transportation terminals and heliports.
- (11) Industrial offices, research and training centers.

-
- (12) Manufacturing. Light manufacturing or processing, including assembling, fabricating, altering, converting, finishing, treating, packaging or bottling.
 - (13) Warehousing and wholesaling. The storage, handling, assembly and distribution of goods and materials for retail, wholesale or on-site use except any hazardous combustible materials and flammable liquids or gases.
 - (14) Multifamily residential, including townhouses of three (3) or more units, subject to a useable open space requirement of four hundred (400) square feet per dwelling unit.
 - (15) Day care either as a freestanding use or incorporated into a residential, business, or industrial land use.
 - (16) Retail of low potency cannabis products not more than five (5) percent of the retail products available as measured by existing utilized shelf or display space.

(Code 1997, § 74-581; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 40, 3d, § 1, 4-24-2000; Ord. No. 172, 4d, § 2, 10-14-2013; Ord. No. 24-127, § 1, 9-9-2024)

Sec. 50.0475. Prohibited uses.

In the interstate development district, no building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for any of the following uses:

- (1) Outdoor advertising devices, billboards.
- (2) Sexually oriented businesses.
- (3) Personalized storage or mini-warehousing.
- (4) The processing of iron ore, pulp wood, auto reduction, or similar uses as are permitted by conditional use in the I-2 industrial district, section 50.0532.
- (5) Cannabis products. All commercial cannabis cultivation, retail, transportation, warehousing and manufacturing excluding retail of low potency cannabis products not more than five (5) percent of the retail products available as measured by existing utilized shelf or display space;
- (6) Predominantly tobacco retail; and
- (7) Liquor stores.

(Code 1997, § 74-583; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013; Ord. No. 24-127, § 1, 9-9-2024)

Sec. 50.0476. Accessory uses and buildings.

In the interstate development district, all uses customarily accessory to the principal use shall be incorporated into the principal buildings or structures, including outside storage, active and inactive, subject to the provisions of section 50.0478(g).

(Code 1997, § 74-584; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013)

Sec. 50.0477. Site plan review submittals and process.

- (a) All proposals submitted for development shall include:

-
- (1) A landscape plan showing any landscaping to be retained, and proposed landscaping by species, size, quantity, and common name.
 - (2) A site plan including topography, vegetation, wetlands, floodplains, access and egress (both existing and proposed), building locations, parking and loading, and stormwater retention and drainage.
 - (3) External architectural plans including views of each building facade, as seen from the interstate highways, local streets and adjoining properties, and drawings and descriptions of building materials.
 - (4) Certificate of survey, including existing and proposed buildings, lot lines, lot coverage calculations, areas of all impervious surface.
 - (5) Location of any outside storage.
- (b) The developer shall submit an application to the city planner for site plan review by the planning commission.
- (c) Site plan review shall follow the same procedures set forth in section 50.0052.
- (Code 1997, § 74-585; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013)

Sec. 50.0478. Performance, locational and site development guidelines.

- (a) All land uses within the IDD district shall conform to the requirements of article VI of this chapter.
- (b) All land development within the IDD district shall be developed in accordance with the approved site and building plan.
- (c) All land shall be developed to standards consistent with the purpose of this district as stated in section 50.0473.
- (d) All areas not used for building and parking on a developed site shall be landscaped. A minimum of twenty (20) percent of the site for each building or development shall be landscaped. Landscape materials shall consist of grasses, wild flowers, gardens, lawn, wetlands, ponds, deciduous and coniferous trees, decorative walls and similar materials. Landscape design shall enhance architectural features, preserve natural features, and screen loading and utility functions of the site. All undeveloped land shall be left in its natural state with adequate ground cover to reduce blowing dust.
- (e) All truck parking or loading shall be treated with landscape methods and materials compatible with and similar to the building materials of the principle building in order to de-emphasize the views of these facilities from the interstate highways, local streets, and abutting properties.
- (f) All building facades must be designed with architecturally finished materials, with primary building materials being limited to the following:
 - (1) Modular masonry materials such as brick, block and stone.
 - (2) Precast concrete or aggregate panels.
 - (3) Stucco or stucco-like materials.
 - (4) Glass.
 - (5) Prefinished metal panels.
 - a. The use of prefinished metal panels shall be allowed, provided that no more than seventy (70) percent of the front elevation consists of such material. Elevations with interstate exposure on a lot that abuts the interstate right-of-way shall include non-metal accent materials covering at least thirty (30) percent of said elevation.

-
- b. The city council may approve materials other than those listed here, if the following criteria are met:
 - 1. The project advances specific policies and provisions of the city's comprehensive plan;
 - 2. A positive effect is made on the area in which the project is proposed;
 - 3. The deviation alleviates an undue burden on the proposed project.
 - (g) Outside storage, active or inactive, is permitted on property located within this district, provided that the following standards are met:
 - (1) All outside storage is one hundred (100) percent screened from view of any public road. All screening requirements can be achieved by placement of all storage in a location where the building or existing landscaping/vegetation provides full screening from any public road; the installation of an opaque wall or fence that is no less than six (6) feet in height (chain link fence with or without opacity slats is not considered proper screening); or the installation of a significant landscape screen (which is defined by achieving desired opacity at three (3) years from installation). A combination of landscaping and fencing may be required based on the topography and views of the outside storage from the interstate or public roads. Active outside storage may exceed the height of the fence or landscaping screen by up to ten (10) feet over the top of the fence or screen if a thirty (30) foot setback is established from the fence or screen to the storage materials.
 - (2) No more than ten (10) percent of the gross floor area of the building on the property is used for inactive outside storage.
 - (3) No more than fifty (50) percent of the total property area is used for active outside storage.

(Code 1997, § 74-587; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013)

Sec. 50.0479. Dimensional requirements.

- (a) Minimum site size at the time of rezoning shall be forty (40) acres.
- (b) Building height. No building, sign, or architectural feature shall exceed one thousand four hundred (1,400) feet MSL, and building height shall be subject to airport height restrictions.
- (c) Total lot coverage by buildings shall not exceed forty (40) percent.
- (d) The minimum setback from a street or highway right-of-way line shall be twenty-five (25) feet. The setback from other lot lines or a requirement for a setback greater than twenty-five (25) feet shall be established on a site-by-site basis by the architectural and site development review subcommittee.
- (e) Side yard setbacks shall be determined through site plan review.

(Code 1997, § 74-588; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 32, 3d, § 1, 1-10-2000; Ord. No. 172, 4d, § 2, 10-14-2013)

Sec. 50.0480. Signs permitted in the IDD interstate development district.

- (a) *Freestanding business signs.* Each detached freestanding business within the district shall be permitted one (1) freestanding business sign not to exceed three hundred (300) square feet in sign area per sign face or one hundred (100) feet in height.
- (b) *General development sign.* Each cluster of businesses consisting of a total of one hundred thousand (100,000) square feet of ground floor area or greater, or located on twenty-five (25) or more acres may have

an additional freestanding sign to identify the development. Said sign may be one hundred (100) feet in height and one thousand (1,000) square feet in sign area per sign face. Said sign may only include a common identification name for the site and logos and symbols representative of major businesses for the site. The general development sign is not intended to carry other advertising messages.

- (c) *Freestanding signs and general development signs* shall be placed a minimum distance of one hundred (100) feet apart measured at any angle.
- (d) *Signs on building faces.* Signs may be permitted on all building faces. The maximum aggregate sign area on a building face shall not exceed twenty-five (25) percent of the first floor level of the building on which the sign is located. For multistory buildings, additional sign area shall not exceed an area greater than five (5) percent of the face of the remainder of the multistory building as measured above the first floor. However, the sign may be placed anywhere on the building face, as long as the aggregate sign area for that face is not exceeded.
- (e) *Roof signs.* Roof signs shall not be permitted.
- (f) *Information, directional and private traffic control signs.* Signs indicating information, direction, and private traffic control movement or services provided shall not exceed fifty (50) square feet in area per sign face, twenty (20) feet in height, and shall not carry any advertising message other than name, service, identification or logo.
- (g) *Compliance.* Other than as stated in this section, signs shall conform to the standards established in article IV of this chapter.

(Code 1997, § 74-589; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 142, 4d, § 1, 10-10-2011; Ord. No. 160, 4d, § 1, 4-8-2013; Ord. No. 172, 4d, § 2, 10-14-2013; Ord. No. 176, 4d, § 3, 11-25-2013)

Sec. 50.0481. Off-street parking and loading.

In the IDD district, off-street parking and loading facilities shall be provided as specified in article V of this chapter, and in addition, the architectural and site development review subcommittee may establish additional parking requirements but may not reduce the requirements stated in article V of this chapter. Shared parking facilities will be encouraged.

(Code 1997, § 74-590; Ord. No. 29, 3d, § 1, 5-24-1999; Ord. No. 172, 4d, § 2, 10-14-2013)

Secs. 50.0482—50.0502. Reserved.