



**Industrial Land**  
xxx 43rd Street NE  
St. Michael, MN 55376

**FOR SALE**  
**4.08 ACRES AVAILABLE**

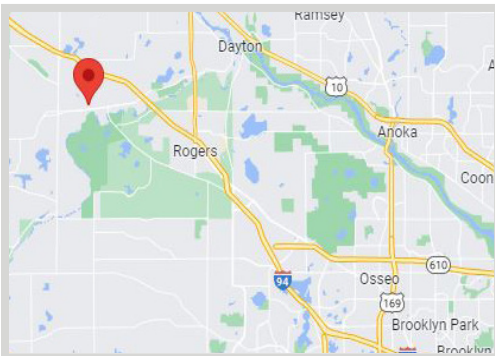


**FEATURES:**

- 4.08 acres located off 43rd Street in St. Michael, MN
- Easy access to I-94 from HWY 241
- Outside storage allowed with CUP
- Build ready lot with storm pond in place

**Sale Price**

**\$977,500**



**FACTS:**

- ▲ Zoning - Industrial
- ▲ City sewer and water onsite
- ▲ 2024 Taxes - \$7,548.00

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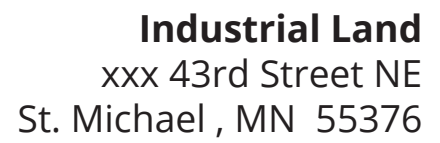
**Contact**

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**Arrow Companies**  
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Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)





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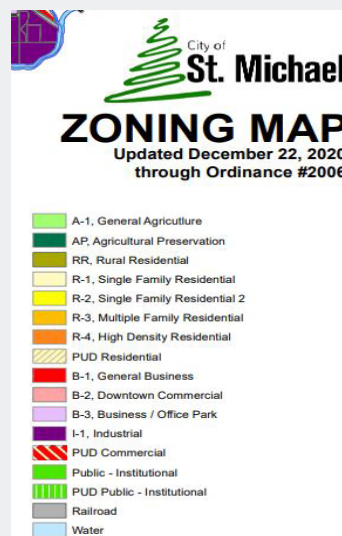


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**ZONING MAP**

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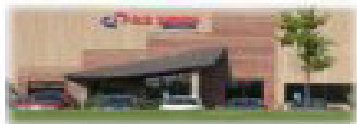
## INDUSTRIAL USES

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### I-1, GENERAL INDUSTRIAL DISTRICT

#### § 155.290 PURPOSE AND INTENT.

The purpose of the I-1, General Industrial District is to strengthen the city's economic base and provide employment opportunities close to home for residents by providing areas suitable for the location of general industrial activities which have adequate and convenient access to major streets, and provide effective controls for "nuisance" characteristics; and to allow smaller types of assemblies in a manner that will not negatively impact other uses in the district.



(Ord. 110, passed 11-15-97; Am. Ord. 1401, passed 1-28-14; Am. Ord. 1505, passed 9-8-15)

#### § 155.291 PERMITTED USES.

See § 155.105 for permitted uses in an I-1 District.

(Ord. 110, passed 11-15-97; Am. Ord. 135, passed 1-9-01; Am. Ord. 0807, passed 10-14-08; Am. Ord. 1401, passed 1-28-14)

#### § 155.292 PERMITTED ACCESSORY USES.

See § 155.105 for permitted accessory uses in an I-1 District.

(Ord. 110, passed 11-15-97; Am. Ord. 1401, passed 1-28-14)

#### § 155.293 CONDITIONAL USES.

The following are conditional uses in an I-1 District (requires a conditional use permit issued in accordance with the procedures set forth in and regulated by § 155.440):

(A) Open or outdoor service, sale, and rental as a principal or accessory use, or farm and construction implement sales and service, if the outside services, sales, and equipment rental is connected with the principal use.

(B) Accessory, enclosed retail, rental, service, processing, or manufacturing activity other than that allowed as a permitted use or conditional use within this section if compliant with both of the following requirements:

- (1) Such use is allowed as a permitted use in a business district; and
- (2) Such use does not constitute more than 50% of the gross floor area of the principal use.

(C) Open or outdoor storage as an accessory use, provided that the city determines that the height and type of outdoor storage is compatible with the principal structure, and is screened from view by adjacent land owners.

(D) Major automobile repair shop, auto body repair and/or painting, and auto cleaning and reconditioning, provided that:

(1) In the case of the premises adjoining a residential zoning district, required side and rear yard setbacks shall be not less than 50 feet for a structure and 20 feet for any parking or storage area;

(2) All waste materials, debris, refuse, junk or damaged vehicles and parts shall be either kept entirely within an enclosed building, or completely screened from public streets and adjacent properties; and

(3) No unlicensed or inoperable vehicles may be stored on the property.

(E) Adult uses - primary, as regulated by § 155.068 of this chapter.

(F) Towers and wireless facilities. As found in Chapter 153.

(G) Other uses deemed by the Zoning Administrator to be similar to those set forth in this section and consistent with the purpose of this zoning district.

(Ord. 110, passed 11-15-97; Am. Ord. 125, passed -- ; Am. Ord. 0605, passed 7-25-06; Am. Ord. 0801, passed 1-8-08; Am. Ord. 0807, passed 10-14-08; Am. Ord. 1401, passed 1-28-14; Am. Ord. 2001, passed 7-14-20)

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## INDUSTRIAL USES

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### § 155.294 INTERIM USES.

The following are interim uses allowed in the I-1 District (requires an interim use permit issued in accordance with the procedures set forth in and regulated by § 155.441):

(A) On-site temporary trailer for office use provided that:

- (1) Building permit is obtained for the trailer;
- (2) Structure meets all building codes, fire codes and ADA (American Disabilities Act) accessibility regulations;
- (3) Front, side, rear and parking setbacks are in compliance with §155.294; and
- (4) Driveway and parking access are reviewed and approved by the City Engineer.

(B) Unsurfaced parking area provided that:

- (1) Fire lanes are protected from parked vehicles;
- (2) Grading and erosion control are reviewed and approved by City Engineer.

(Ord. 2001, passed 7-14-20)

### § 155.295 LOT AND BUILDING REQUIREMENTS.

All uses in the Industrial Zoning District shall comply with the lot and building requirements set forth in the following table and all other applicable regulations set forth in this code:

I-1 DISTRICT REQUIREMENTS			
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Minimum Lot Features			
Size	1.0 acre (43,560 s.f.)		
Setbacks	Front	Side <sup>1</sup>	Rear
	35 ft.	15 ft.	30 ft.
	<sup>1</sup> Except a side yard abutting a street or residential district, not less than 30 feet		
Lot Width	150 ft.		
Lot Depth	None		
Other			
Driveway and Parking Setbacks	10 feet from all property lines, except for properties abutting a residential district, not less than 50 feet		
Max. Hard Surface Coverage	85% (including bldg., parking, driveways, and the like)		
Maximum Height	35 ft.		
Min. Principal Building Size	1,000 square feet, unless by Conditional Use Permit		
Public Sewer and Water	Required		
Other Regulations to Consult (not all inclusive)	§ 155.031, Required Landscaping and Screening § 155.033, Lighting § 155.049, Building Type and Construction § 155.050, Off-Street Park and Driveways § 155.051, Loading § 155.295, State Highway Standards § 155.490, Signage		

(Ord. 110, passed 11-15-97; Am. Ord. 0408, passed 12-14-04; Am. Ord. 1401, passed 1-28-14; Am. Ord. 2001, passed 7-14-20) Penalty, see § 155.999

### § 155.296 SUPPLEMENTARY DISTRICT REGULATIONS.

The following standards shall apply in the I-1 district for any parcel of land abutting, or within 100 feet of State Highway 241 or the northwest corner of C.S.A.H. 36/Ogren Avenue NE (St. Michael 194 Business Park):

(A) Utilities. All utilities, including electrical, telephone, and gas, shall be constructed underground from the street or utility easement to the building.

(B) Building orientation, materials and construction

(1) Buildings must have a highly visible entry facing or oriented toward State Highway 241 or Ogren Avenue NE. Fifty percent of the building wall adjacent to State Highway 241 or Ogren Avenue NE must contain windows and ground plantings

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## INDUSTRIAL USES

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to break up the long expanse of the wall.

(2) No wall may have an uninterrupted length exceeding 80 feet without including at least two of the following: changes in plane; changes in color, texture, materials or masonry pattern; windows; or an equivalent element that subdivides the wall.

(3) Loading docks, and the like, may not be located on the same side and be visible from State Highway 241 or Ogren Avenue NE. For buildings with visibility on two or more sides, the loading dock areas must not be placed adjacent to the highest classification road.

(4) No building or structure shall be constructed, altered or maintained having any metal, fiberglass or wood siding materials on any exterior surface except on an ornamental basis.

(5) Roof mounted mechanical equipment, vents, and stacks may not be allowed to be seen from State Highway 241, Ogren Avenue NE, public right-of-ways or adjacent properties. If equipment is visible from the public right-of way or adjacent properties, the equipment must be screened or designed consistent with the principal structure. Long runs of exposed duct-work, pipes, conduits, or other similar items are prohibited.

(C) Outdoor storage. There shall be no outdoor storage on any lot, except outdoor storage may be permitted by conditional use permit with the following conditions:

(1) Shall be limited to 20% of the site.

(2) Shall be located on the opposite side of the building from State Highway 241 or Ogren Avenue NE and between the outside walls of the principal building.

(3) Shall meet all requirements of § 155.293(C) of this chapter.

(D) Parking of vehicles. No unlicensed or nonfunctioning motor, delivery or service vehicle(s) shall be parked or stored outside of any building. Only licensed and operable delivery and service vehicles may be parked overnight outside of a building on any lot.

(E) Accessory structures. No accessory building or structure shall be allowed on any lot.

(F) Wall signs. All wall signs shall use individual letters and numbers. All other signage shall follow the provisions of §§ 155.490, et seq.

(G) Trash receptacles. Trash receptacles, and the like, may not be located on the same side of State Highway 241 or Ogren Avenue NE, visible from State Highway 241 or Ogren Avenue NE, or building entries accessible to the public. For buildings with visibility on two or more sides, the trash receptacles areas should not be placed adjacent to the highest classification road.

(H) Mini-storage facilities. Mini-storage facilities located on parcels regulated in this section must meet the following conditions:

(1) The mini storage facility must be a multi-story building.

(2) The mini storage facility must be climate controlled.

(Ord. 0605, passed 7-25-06; Am. Ord. 1401, passed 1-28-14; Am. Ord. 1704, passed 10-24-17; Am. Ord. 2001, passed 7-14-20; Am. Ord. 2004, passed 11-10-20)

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