RLH CO 18-26

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
JUN 27 2018
CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

We need the following to process your appeal:

- ☑ $25 filing fee (non-refundable) (payable to the City of Saint Paul)
  (if cash: receipt number 820520)
- ☑ Copy of the City-issued orders/letter being appealed
- ☑ Attachments you may wish to include
- ☑ This appeal form completed
- ☑ Walk-In *OR* ○ Mail-In
  for abatement orders only: ○ Email *OR* ○ Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, JULY 10, 2018
Time 11:00
Location of Hearing:
Room 330 City Hall/Courthouse

*I CALLED MARK K ON 6-28. J.P.

Address Being Appealed:

Number & Street: 0 Isabel St. E. City: St. Paul State: MN Zip: 55102

Appellant/Applicant: Jesse Rosillo Email delylamartine@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 651-800-5470

Signature: Jesse S. Rosillo Jr. Date: 06-27-2018

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why?

Attachments Are Acceptable

- ○ Vacate Order/Condemnation/ Revocation of Fire C of O
- ○ Summary/Vehicle Abatement
- ○ Fire C of O Deficiency List/Correction
- ☒ Code Enforcement Correction Notice
- ○ Vacant Building Registration
- ☒ Other (Fence Variance, Code Compliance, etc.)

Comments: My property isn't a resedential property. It's a Light Industrial property. Please Look up My property Zoning!!!

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager, Division of Code Enforcement

CITY OF SAINT PAUL

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

- Yog hais tias koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yog pab dawb xwb.
- Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

334

June 19, 2018

Jesse Rosillo
468 Goodrich Ave
Saint Paul MN 55102-2933

CORRECTION NOTICE

Date: **June 19, 2018**
RE: **0 ISABEL ST E**
File #: **18-073568**

Dear Sir or Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **June 19, 2018** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code[1] (see footnote 1, below).

1. RV'S AND BOAT PARKED ON VACANT LOT. NO VEHICLES MAY BE STORED ON A VACANT LOT.

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will re-inspect these premises on or after **June 27, 2018**, by which date the violations noted must be corrected. **Failure to correct these deficiencies may result in the issuance of criminal charges**[2] and/or a civil lawsuit, and possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8989.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal and pay a filing fee.)

If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-1908.

Sincerely,

Mark Kaisersatt
Badge # 334

CODE ENFORCEMENT OFFICER

Footnotes:

[1] To see the Legislative Code go to www.stpaul.gov on the internet, click on "Departments", then click on "Department of Safety and Inspections", scroll down the page for the "Codes". Most Correction Notices derive from Chapter 34.

[2] Criminal charges can be brought on the day the violation is observed, but generally we allow time to correct unless this is a repeat violation.

mk

WARNING: Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection for compliance after the due date will be collected from the owner rather than being paid for by the taxpayers of the City. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid for by the taxpayers of the City. Any such future costs will be collected via assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

cn60100 4/13

South of 799 Park St, St. Paul	Vacant land					
15) 30-29-22-43-0093 Between 177-197 Acker St. E., St. Paul.	51' x 150' Vacant Land	$ 4,997.26	$ 6,070.22	Abstract: Lot 18, Block 7, Edmund Rice's Second Addition to the City of St. Paul	RT1	$9,000.00
16) 35-29-23-13-0059 806 Edmund Ave., St. Paul	40' x 125' Renovated House	$ 13,187.94	$ 6,558.71	Abstract: Lot 2, Block 4, Syndicate No. 2 Addition	R4	$205,000.00
17) 35-29-23-14-0138 South of 534 St. Albans St. N., St. Paul	34' x 74' Vacant Land	$ 29,097.64	$ 211.19	Abstract: The South 34 feet of Lots 14 and Lot 15, Chute Brothers Division No. 2 Addition to the City of St. Paul, Minn.	R4	$2,500.00
18) 35-29-23-14-0212 Between 642-650 Sherburne Ave., St. Paul	40' x 100' Vacant Land	$ 22,090.78	$ 190.27	Abstract: Lot 7, Block 1, Syndicate No. 1 Addition	T3	$10,000.00
COMMISSIONER DISTRICT 4						
City of Saint Paul						
19) 02-28-23-21-0049 East of 873 Selby Ave., St. Paul	46' x 119' Vacant land	$ 13,561.14	$ 7,615.60	Abstract: Lot 5, Block 2, Haller's Addition to St. Paul, except that part thereof taken by the City of St. Paul for widening Selby Avenue	RM2	$38,000.00
20) 35-29-23-33-0079 Between 1025-1029 Iglehart Ave., St. Paul	35' x 131' Vacant land	$ 7,782.29	$ 6,778.52	Abstract: Lot 19, and the West 10 feet of Lot 18, Block 1, Curry's Subdivision of Lot 13 of Buell and Mackubin's Out Lots to Saint Paul, Minn.	RT1	$40,000.00
21) 35-29-23-41-0014 687 Aurora Ave., St. Paul	40' x 100' Vacant Multi-Unit Building	$ 7,060.04	$ 6,764.41	Abstract: Lot 29, Chute Brothers Division No. 8 Addition to the City of St. Paul, Minn.	RT1	$65,000.00
COMMISSIONER DISTRICT 5						
City of Saint Paul						
22) 08-28-22-21-0085 East of 171 Isabel St. E., St. Paul	25,700 sq. ft. (irregular-shaped) Vacant land	$ 235.60	$ 337.66	Abstract: All that part Southerly of a line 50 feet Southerly from and parallel to the center line of the C.G.W. Railway of Block 40, West St. Paul	I1 / RC4	$3,000.00

base of the city, to protect the character and pattern of desirable development, to conserve the value of land and buildings, and to protect the city's tax revenue, the following specified conditions shall be met by all uses in the central business district:

(a) They shall benefit from a central business district location and are appropriate in the central business district.

(b) They generally do not create any significant objectionable influences. The normal operation incident to the use shall in no way diminish or impair property values within the district.

(c) They involve products characterized by a high ratio of value to bulk, so that truck traffic is kept to a minimum.

(d) All business, storage, servicing or processing shall be conducted within completely enclosed buildings, except for off-street parking, off-street loading, and outdoor uses specifically allowed as permitted or conditional uses.

(e) They encourage, because of their own character, other similar uses to concentrate in continuous retail frontage to the mutual advantage of both consumers and the principal permitted uses.

(f) They shall not require frequent vehicular or truck movements across sidewalks which will prove hazardous to pedestrian and other vehicular traffic.

(g) They shall not require any manufacturing process other than that which is considered an essentially custom manufacturing process which benefits from a central business district location as a result of requiring direct dealing with consumers in the district.

(h) They shall not, by locating in the central business district, impede the normal and orderly development and improvement of the surrounding uses permitted in the district.

(i) They shall in all respects conform to the applicable regulations of the district.

Sec. 66.445. Required conditions in the B5 central business-service district.

(a) All business, storage, servicing or processing shall be conducted within completely enclosed buildings, except for off-street parking, off-street loading, and outdoor uses specifically allowed as permitted or conditional uses.

(b) Manufacturing uses similar in character to those specifically listed as permitted uses in the central business-service district may be permitted if the planning commission makes the following findings:

(1) The use is related and reasonably necessary or convenient for the satisfactory and efficient operation of the central business-service district; and

(2) The use requires a central location in the city to permit efficient transportation.

ARTICLE V. 66.500. INDUSTRIAL DISTRICTS

Division 1. 66.510. Intent

Sec. 66.511. Intent, IT transitional industrial district.

The IT transitional industrial district is intended to provide sites for commercial, office and light industrial uses that are compatible with nearby residential and traditional neighborhood districts, parks, and parkways.
(C.F. No. 06-112, § 1, 2-22-06; Ord 13-22, § 6, 8-21-13)

Sec. 66.512. Intent, I1 light industrial district.

The I1 light industrial district is intended to accommodate wholesale, warehouse, and industrial operations whose external physical effects are restricted to the area of the district and in no manner affect surrounding districts in a detrimental way. The I1 district is intended to permit, along with other specified uses, the manufacturing, compounding, processing, packag-

ing, assembly, or treatment of finished or semi-finished products from previously prepared material.

Sec. 66.513. Intent, I2 general industrial district.

The I2 general industrial district is intended primarily for manufacturing, assembling and fabrication activities, including large scale or specialized industrial operations whose external effects will be felt in surrounding districts. The I2 district is intended to permit the manufacturing, processing and compounding of semifinished products from raw material and prepared material. The processing of raw material in bulk form to be used in an industrial operation is a permitted use in the I2 district.

Sec. 66.514. Intent, I3 heavy industrial district.

The I3 heavy industrial district is intended to provide sites for uses which are or can be objectionable or hazardous unless surrounded by other types of industrial districts.
(Ord 13-22, § 6, 8-21-13)

Division 2. 66.520. Principal Uses in Industrial Districts

Sec. 66.521. Principal uses.

Table 66.521, principal uses in industrial districts, lists all permitted and conditional uses in the IT—I3 industrial districts, and notes applicable development standards and conditions.

Table 66.521. Principal Uses in Industrial Districts

Use	*IT*	*I1*	*I2*	*I3*	*Definition (d) Standards (s)*
Residential Uses					
Mixed Commercial-Residential Uses					
Home occupation	P	P	P		(d), (s)
Mixed residential and commercial use	P	P	P/C		(s)
Congregate Living					
Supportive housing facility	P	P	C		(d), (s)
Community residential facility, licensed correctional		C	C		(d), (s)
Correctional facility		C	P		
Emergency housing facility		C	C		(d), (s)
Overnight shelter		C	C		(d), (s)
Shelter for battered persons	P	P	P		(d), (s)
Sober house	P/C	P/C	P/C		(d), (s)
Roominghouse	P	P	C		(d), (s)
Adult care home	P	P	C		(d), (s)
Civic and Institutional Uses					
Educational Facilities					
Group day care	P	P	C		(d), (s)
School, grades K—12	P	P	C		(s)
College, university, seminary, etc.	P	P	C		(d), (s)
Trade school, arts school, dance school, etc.	P	P	C		
Social, Cultural, and Recreational Facilities					
Club, fraternal organization, lodge hall	P	P	C		(d)
Museum	P	P	C		
Public library	P	P	C		
Public and private park, playground	P	P	P		
Recreation, noncommercial	P	P	P		(d)
Religious Institutions					
Church, chapel, synagogue, place of worship	P	P	C		
Public Services and Utilities					
Antenna, cellular telephone	P	P	P	P	(d), (s)
Antenna, public utility microwave	C	C	P	P	(d), (s)
Antenna, radio and television transmitting	C	C	P	P	(d), (s)

Use	*I1*	*I1*	*I2*	*I3*	*Definition (d) Standards (s)*
Antenna, satellite dish	C	C	P	P	(d), (s)
Electric transformer or gas regulator substation	P	P	P	P	
Municipal building or use	P	P	P		
Municipal incinerator			P	P	
Power plant			P	P	
Public utility heating or cooling plant		P	P	P	
Public works yard or maintenance facility		P	P	P	
Sewage treatment plant			P	P	
Utility or public service building or yard	P	P	P	P	(d)
Water supply plant	P	P	P	P	
Yard waste site, commercial and municipal		C	C	P	(d), (s)
Commercial Uses					
Offices					
Administrative office	P	P	P		
Artist, photographer studio, etc.	P	P	P		(d)
Insurance office, real estate office, sales office	P	P	P		
Professional office	P	P	P		(d)
Medical Facilities					
Clinic, medical or dental	P	P	P		(d)
Hospital	P	P	P		(d)
Medical laboratory	P	P	P		
Veterinary clinic	P	P	P		(d), (s)
Retail Sales and Services					
General retail	P	P	P		(d)
Alternative financial establishment		C	P		(d), (s)
Bank, credit union	P	P	P		
Business sales and services	P	P	P		(d)
Drive-through sales and services, primary and accessory	P	P	P		(s)
Dry cleaning, commercial laundry	P	P	P		
Farmers market	P/C	P/C	P/C		(d), (s)
Food and related goods sales	P	P	P		(d)
Food shelf	P	P	P		(d)
Garden center, outdoor	P	P	P		(d), (s)
Greenhouse	P	P	P		(d), (s)
Gun shop, shooting gallery		C	P	P	(d), (s)
Laundromat, self-service	P	P	P		
Liquor store	P	P	P		
Massage center	P	P	P		(d)
Mortuary, funeral home		P	C		
Outdoor uses, commercial	P/C	P/C	P		(d), (s)
Outdoor uses, commercial sales of consumer fireworks		C	C		(d), (s)
Package delivery service	P	P	P		(d)
Pawn shop		C	P		(d), (s)
Post office	P	P	P		
Service business	P	P	P		(d)
Service business with showroom or workshop	P	P	P		(d)
Small appliance repair	P	P	P		
Small engine repair, automotive bench work	P	P	P		
Tattoo shop	P	P	P		
Tobacco products shop	P	P	P		(d), (s)
Food and Beverages					
Bar	P	P	P		(d)
Brew on premises store	P	P	P		(d), (s)
Catering	P	P	P		

Use	*IT*	*I1*	*I2*	*I3*	*Definition (d) Standards (s)*
Coffee kiosk	P	P	P		(d), (s)
Coffee shop, tea house	P	P	P		(d)
Restaurant	P	P	P		(d)
Restaurant, carry-out-deli	P	P	P		(d)
Restaurant, fast food	P/C	P	P		(d), (s)
Restaurant, outdoor	P	P	P		(s)
Commercial Recreation, Entertainment and Lodging					
Bingo hall, auction hall	P	P	C		
Health/sports club	P	P	P		(d)
Hotel, inn, motel	P	P	P		
Indoor recreation	P	P	P		(d), (s)
Outdoor sports/entertainment		C	P	P	
Reception hall/rental hall	P	P	C		
Steam room/bathhouse facility	P	P	P		(d)
Theater, assembly hall, concert hall	P	P	C		
Adult Entertainment					
Adult use		C	C		(d), (s)
Automobile Services					
Auto body shop	C	P	P	P	(d), (s)
Auto convenience market	C	P	P		(d), (s)
Auto service station	C	P	P		(d), (s)
Auto specialty store	C	P	P		(d), (s)
Auto repair station	C	P	P		(d), (s)
Auto sales, indoor	P	P	P		
Auto sales and rental, outdoor	C	P	P		(d), (s)
Car wash		P	P		(s)
Parking facilities					
Parking facility, commercial	C	P	P	C	(d), (s)
Transportation					
Airport		C	C	C	(d)
Bus garage, station, lot, or turnaround		P	P	C	
Heliport		C	C	C	(d), (s)
Helistop	C	C	C	C	(d), (s)
Intermodal freight yard			C	C	(d), (s)
Motor freight terminal			C	C	(d), (s)
Railroad right-of-way, transfer and storage tracks	P	P	P	P	
Railroad station or terminal freight facility	P	P	P	C	
Railroad yard or shop	C	C	P	P	
Taxi dispatching, maintenance and storage		P	P	P	
Limited Production, Processing and Storage					
Agriculture	P	P	P		(d), (s)
Brewery, craft	P	P	P		(d)
Distillery, craft	P	P	P		(d)
Finishing shop	P	P	P		(d), (s)
Limited production and processing	P	P	P		(d), (s)
Mail order house	P	P	P		
Plastic products	P	P	P		(d)
Printing and publishing	P	P	P		
Recycling collection center		P	P		(d), (s)
Recycling drop-off station	P	P	P		(d), (s)
Storage facility, rental	P	P	P	P	
Toiletries and cosmetic manufacturing	P	P	P		
Warehousing and storage	P	P	P		
Wholesale establishment	P	P	P		(d)

Use	IT	I1	I2	I3	Definition (d) Standards (s)
Winery, craft	P	P	P		(d)
Industrial Uses					
Light manufacturing	P	P	P	P	(d)
General industrial			P	P	(d)
General outdoor processing			C	C	(d), (s)
Brewery, micro and regional	P	P	P		(d)
Brewery, national			P		(d)
Cement, asphalt cement, and asphalt manufacturing			C	C	(s)
Concrete, asphalt and rock crushing facility, outdoor				C	(d), (s)
Crematorium		P	P	P	
Greenhouse, industrial	P	P	P		(d)
Hazardous waste processing facility			C	C	(d), (s)
Hazardous waste recycling transfer facility			C	C	(d), (s)
Infectious waste incinerator				C	(s)
Infectious waste processing facility			C	C	(d), (s)
Lumber yard	P	P	P		
Mining			C	C	(d)
Motor vehicle salvage operation			C	C	(d), (s)
Petroleum and gasoline tank farm				P	
Recycling processing center, indoor		P	P	P	(d), (s)
Recycling processing center, outdoor			C	C	(d), (s)
Research, development and testing laboratory	P	P	P		
Solid waste compost facility			C	C	(d), (s)
Solid waste transfer station			P	P	(d)
Tire retreading		P	P	P	
Accessory Uses					
Accessory use	P	P	P	P	(d), (s)

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.521, principal uses in industrial districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

(C.F. No. 05-441, § 2, 8-24-05; Ord No. 06-112, § 2, 2-22-06; C.F. No. 07-633, § 3, 8-15-07; C.F. No. 08-640, § 6, 7-9-08; C.F. No. 09-341, § 6, 4-22-09; Ord No. 10-33, § 2, 10-27-10; Ord No. 11-26, § 2, 3-23-11; Ord No. 11-27, § 1, 4-20-11; Ord No. 12-26, § 1, 5-23-12; Ord 13-22, § 6, 8-21-13; Ord 13-51, § 7, 11-13-13; Ord 13-57, § 3, 12-4-13; Ord 15-5, § 3, 2-5-15; Ord 16-5, § 1, 4-13-16; Ord 17-1, § 5, 1-25-17)

Division 3. 66.530. Industrial District Density and Dimensional Standards

Sec. 66.531. Density and dimensional standards table.

Table 66.531, industrial district dimensional standards, sets forth density and dimensional standards that are specific to industrial districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Table 66.531. Industrial District Dimensional Standards

Zoning District	Height Maximum	Yard Setbacks Minimum (feet)		
	Feet	Front	Side	Rear
IT Transitional Industrial	50 (a),(b), (g)	0(c),(d),(f)	(e),(f)	(e),(f)

Zoning District	*Height Maximum*	*Yard Setbacks Minimum (feet)*		
	Feet	*Front*	*Side*	*Rear*
I1 Light Industrial	50 (b)	0(c),(d),(f)	(e),(f)	(e),(f)
I2 General Industrial	75 (b)	0(c),(d),(f)	(e),(f)	(e),(f)
I3 Heavy Industrial	75 (b)	0(c),(d),(f)	(e),(f)	(e),(f)

Notes to table 66.531, industrial district dimensional standards:

(a) Buildings exceeding this height limit, to a maximum height of seventy-five (75) feet, may be permitted with a conditional use permit.

(b) The height of the structure may exceed the maximum building height allowed in the district provided the structure is set back from all exterior property lines of the parcel a distance equal to the height which said structure exceeds the maximum building height allowed in the district.

(c) On those lots or parcels, or portions of lots or parcels, where the frontage adjoins or is directly across a street from a required front yard in any use district other than an industrial or VP vehicular parking district, the front setback requirements of said abutting districts shall apply.

Plcwys on Following Page

(d) On those lots or parcels, or portions of lots or parcels, which adjoin a right-of-way line of a parkway, the required setbacks from the parkway right-of-way line shall be equal to that required for residential uses in effect along the parkway right-of-way or twenty-five (25) feet, whichever is greater. The following parkways and portions of parkways are excluded from this setback requirement: Ford Parkway (from Kenneth Street to Finn Street and north side between Finn Street and Mississippi River Boulevard), Gannon Road, and Lexington Parkway (from Pierce Butler Route to the nearest Burlington Northern Railroad tracks).

(e) No side or rear yards are required except as specified in the building code, and except that side and rear yard setbacks of at least six (6) feet shall be required where an industrial district adjoins a side yard in an adjacent residential district.

(f) Loading and unloading shall not be permitted in any required front, side or rear yards.

(g) For the ITM West Side Flats area generally bounded by Robert Street, Plato Boulevard, Highway 52 and the Mississippi River, the maximum permitted building heights shall be as shown on Figure 5.4 of the *West Side Flats Master Plan and Development Guidelines* adopted by the city council on June 10, 2015; for the parcel(s) on the northeast corner of Robert Street and Plato Boulevard, a maximum height of seventy-five (75) feet may be permitted without a conditional use permit, and a maximum height of ninety (90) feet may be permitted with a conditional use permit. A shadow study and/or view analysis shall accompany the conditional use permit application to help determine the impact of the additional height.

(C.F. No. 06-112, §§ 3, 4, 2-22-06; Ord 13-22, § 6, 8-21-13; Ord 15-20, §§ 3, 4, 6-10-15)

Division 4. 66.540. Required Conditions

Sec. 66.541. Required conditions in the IT—I3 industrial districts.

(a) *Outdoor storage.* Outdoor storage is permitted subject to the following conditions:

(1) Outdoor storage shall be at least three hundred (300) feet from a residential or traditional neighborhood district boundary, and in the IT transitional industrial district shall also be at least three hundred (300) feet from a park, parkway, or major thoroughfare, except that in reviewing a site plan for outdoor storage in industrial districts, the zoning administrator may permit outdoor storage to be within three hundred (300) feet of a residential or traditional neighborhood district, or of a park, parkway, or major thoroughfare, provided that: a) a visual screen, a minimum of six (6) feet in height, is placed between the outdoor storage and such district, park, parkway or major thoroughfare; b) the zoning administrator has considered the location and design of the outdoor storage area and visual screen in relation to any plans or guidelines approved by the city council and in relation to the design character and building materials of adjacent areas; and c) the zoning administrator has notified by mail the property owners within three hundred fifty (350) feet of the outdoor storage area at least ten (10) days before the administrator is to approve the site plan and has considered the property owners' comments.

(2) Outdoor storage shall be fenced or walled. Outdoor storage which abuts a thoroughfare, a business district or a PD district shall be behind a six-foot-high obscuring fence. However, an obscuring fence shall not be required if the outdoor storage is screened by a building or topography. On sites where the topography renders an obscuring fence ineffectual as a screen, landscape screening shall be required.

(b) *Outdoor uses.* In the IT, I1, and I3 industrial districts, all business, servicing, processing or manufacturing shall be conducted within com-

pletely enclosed buildings, except for off-street parking, off-street loading, and outdoor uses specifically allowed as permitted or conditional uses.

(c) Activities involving storage, utilization or manufacture of materials or products which contain their own oxidizing agent and which decompose by detonation are not permitted in the IT—I1 industrial districts; provided that storage of small arms ammunition for retail sale shall be permitted; and further provided that research, medical and hospital laboratories, when operating under the direct supervision of scientifically trained personnel, may use the above material for research, medical and development purposes. Such activities are allowed in the I2 general industrial district when specifically authorized under the codes and ordinances of the city.

(d) Meat packing plants, large metal shredders, the refining of petroleum or gasoline, and stock yards are prohibited.
(C.F. No. 06-112, § 5, 2-22-06; Ord 13-22, § 6, 8-21-13)

Sec. 66.542. Required conditions in the IT transitional industrial district.

(a) *Design standards.* Development shall be consistent with the following design standards unless the applicant can demonstrate that there are circumstances unique to the property that make compliance impractical or unreasonable:

(1) *Buildings anchor the corner.* At intersections in pedestrian-oriented areas characterized by such things as buildings located up to the public sidewalk, pedestrian-scale street lighting, a mix of uses, and availability of transit service, buildings shall "hold the corner," that is, have street facades within fifteen (15) feet of the lot line along both streets, or the site plan shall include pedestrian-oriented elements such as substantial landscaping, public art, monument signage, and vertical structural elements that "hold the corner."

(2) *Building facade articulation.* Building facades facing a public street shall include modulation and articulation, proportionate to the height and length of the façade, and human-scale elements, such as but not limited to doors and windows, awnings and canopies, vertical or horizontal variations in color, texture, and material, and/or ornamentation, offset or recessed structural bays, projecting elements such as colonnades or bay windows, or other roof or wall features. Building designs should seek opportunities to express the nature of the industrial activity within, in keeping with the other requirements of this section and respecting the necessary business functionality.

(3) *Materials and detailing.* Buildings shall be constructed of high-quality materials, including, but not limited to, brick, stone, textured cast stone, tinted masonry units, concrete, glass and architectural metal. The following materials are generally not acceptable:

- Unadorned plain or painted concrete block or panels;
- Corrugated metal;
- Reflective glass; and
- Vinyl, fiberglass, asphalt or fiberboard siding.

Building designs should seek opportunities to express the nature of the industrial activity within, in keeping with the other requirements of this section and respecting the necessary business functionality.

(4) *Door and window openings.* For office portions of principal buildings, above grade window and door openings shall comprise at least fifteen (15) percent of the total area of exterior walls facing a public street. Such windows shall be clear or translucent to improve visibility, add visual interest, and provide daylighting of interior spaces.

(5) *Parking location and design.* Surface parking shall be located to the side or to the rear of principal buildings to the greatest extent possible, or on a separate lot in compliance with section 63.304. In reviewing a site plan, the zoning administrator