

MCCARA INDUSTRIAL PARK*	LI:Light Industrial Zoning	GO: Gateway Overlay	1st & 2nd Addition Covenants	3rd & 4th Addition Covenants
Minimum Lot Area	None	None	1 acre	1 acre
Minimum Lot Width	None	None	None	None
Minimum Building Coverage	None	None	None	15%
Maximum Building Coverage	None	None	40%	40%
Maximum Impervious Surface Coverage	None	None	None	None
Maximum Principal Building Height	None	None	None	None
Building				
Façade requirements	None	Title 10-17E9	Proposed exterior submitted/approved during site review process by MCCARA Board	Proposed exterior submitted/approved during site review process by MCCARA Board
Rooftop mechanical equipment			Must be screened	Must be screened
Building Setbacks				
Front	10 feet	Underlying zoning district requirements	50 ft	50 ft
Rear	10 feet	Underlying zoning district requirements	20' or ½ height of building; 30' adjacent to rail – current or	20' or ½ height of building; 30' adjacent to rail – current or
Side	5 feet	Underlying zoning district requirements	20' or ½ height of building; 30' adjacent to rail – current or	20' or ½ height of building; 30' adjacent to rail – current or
Street side	10 feet	Underlying zoning district requirements	20' or ½ height of building; 30' adjacent to rail – current or	20' or ½ height of building; 30' adjacent to rail – current or
Landscaping/Screening Requirements				
Landscaping	1 plant unit/1,000 sf of lot area	2.5 plant units/1,000 sf of lot area- to be grouped for visual impact from the Gateway & to accentuate the building	Landscaping around off-street parking areas + any I-94 frontage	Landscaping around off-street parking areas + any I-94 frontage

Boulevard Trees	1/30 linear ft , as determined by City Forester	Underlying zoning district requirements	None	None
Screening	Required if abutting low density residential	Underlying zoning district requirements	None	None
Site Improvements				
Grading	As approved by City Engineer	As approved by City Engineer	30 in above top of curb	30 in above top of curb
Stormwater	As approved by City Engineer	As approved by City Engineer	None	None
Parking/Loading Areas				
Spaces required	Title 10-20-9	Underlying zoning district requirements	(1) 200 sf space/employee of greatest shift + (1) 200 sf space /company cars + (1) 650 sf space/trucks for each 7,500 sf of floor area	(1) 200 sf space/employee of greatest shift + (1) 200 sf space /company cars + (1) 650 sf space/trucks for each 7,500 sf of floor area
Setbacks	None	4-10 ft	10 ft	10 ft
Screening	Required if abutting low density residential	1-50 spaces = 4 ft buffer with either hedgerow or decorative fence 1 plant unit/5 linear ft; 51+ spaces = 10 ft buffer with 1 tree with 6 shrubs/25 linear ft; alternatives screens will be considered; this landscaping does not count toward 2.5plant units/1,000 sf of lot area requirement	Landscaping around off-street parking areas + any I-94 frontage	Landscaping around off-street parking areas + any I-94 frontage
Loading	Not within 10 ft of front property line	Underlying zoning district	Not in front of building	Not in front of building

Signage (separate permit required)				
	1 Freestanding/300 ft of street frontage; Freestanding height = based on setback & area = 3 sf/lineal feet lot frontage or 40% of wall (whichever is greater); Wall = 10% per wall	Underlying zoning district requirements	No off-premises signage; no flashing, pulsating or rotating light; no rooftop signage	No off-premises signage; no flashing, pulsating or rotating light; no rooftop signage
Lighting				
	Deflect away from adjoining residential zone & public streets	Underlying zoning district requirements	None	None
Accessory Structures				
Location	Not in front yard	Underlying zoning district requirements	None	None
Size	Cannot exceed 50% GFA of principal building			
Setbacks	3-12 ft + sufficient size to accommodate screening			
Height	Shall not exceed height of principle structure			
Additional setbacks	If wall height over 10 ft, additional setback for every 2 ft of wall height over 10 ft			
Garbage/Recycling Containers	Title 10-19-7		Must be screened	Must be screened

*Most restrictive requirement applies

Questions? Please contact:

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