

### 3.2.6 Rural Industrial District (RI)

The primary intent of this classification is to identify areas suitable for planned industrial development.

#### Appropriate Zoning Districts

The *M-2 Industrial Extractive District* is the most appropriate zoning district for land in this future land use category.

#### Policies

1. If and when a rezoning is requested, only that portion of the land necessary from the contemplated use shall be rezoned. *(consistent with language for other districts)*
2. Any proposed rural industrial will require an amendment to the future land use map. *(consistent with language for other districts)*
3. No excavation or mining of silica sand, including, but not limited to, digging, excavating, mining, drilling, blasting, tunneling, dredging, stripping, or shafting, may occur:
  - a. within one mile of Area of Special Natural Resource Interest (ANSRI) waters (eg. designated trout streams). *(Minnesota Chapter 114 Statutes)*
  - b. on lands with unsuitable NRCS soil reclamation ratings.
  - c. on lands that contain wetlands, floodplains, steep slopes, scenic vistas, or significant woodlands *(language from Comprehensive Plan 3.3(3)).*
  - d. In any designated Resource Protection Areas.
  - e. Within one quarter mile of any private water supply (well).
  - f. Within one half mile of any residential zoned properties *(our ordinance reads 750 feet for mine site, ½ mile for processing facility).*
  - g. On lands functioning as aquifer recharge areas for private well water supply.
  - h. Within ten feet of the natural water table elevation.
4. Any proposed development shall not render adjacent private wells out of code compliance under NR 812. *(Between Feb. 1, 1991 and October 1, 2014, NR 812.12 (16) required that when a quarry was located within 1200 feet of any proposed well, the upper enlarged drillhole and well casing pipe depth requirements were to be referenced from the bottom of the quarry. Effective October 1, 2014, NR 812.12 (16) states the requirements for when a quarry is located within 500 feet of any proposed water well.)*
5. Any proposed rural industrial development involving blasting shall maintain enough distance from structures on other properties to avoid structural damages.
6. A minimum of 160 acres shall be required for rezone to minimize fragmentation and consolidate industrial zoning. *A 40 acre parcel has 1 mile of boundary, a 160 acre parcel has 2 miles of boundary (4x the acreage for 2x the boundary)*
7. Transportation considerations of proposed industrial developments shall minimize:
  - a. Length of haul routes on public road systems.
  - b. Traffic count on any proposed haul route.
  - c. Road engineering and structural upgrades necessary on any haul routes.
  - d. Location and number of residential access points (driveways) along any haul routes.
  - e. Impacts on school bus routes and stops.