

Planning Department
210 East First Street
Jordan, MN 55352



General Industrial (I-2) District

This district is established to preserve areas in the city for manufacturing, processing, assembly, fabrication, storage and warehousing, distribution, and construction related services that are compatible with and buffered from adjacent uses ([City Code section 157.171](#)).

Uses

The nature of the uses **permitted** in the I-2 district are high-impact industrial and include manufacturing, warehousing, and materials storage. A list of these uses is provided below.

- Appliance Assembly and Warehousing
- Armory
- Automotive Repair
- Building Materials Production
- Clothing, Apparel, and Canvas Fabrication and Manufacturing
- Concrete Products Plants
- Contract Operations and Supply Yards
- Landscaping Services and Contractors
- Lumber Yards
- Machine Shops
- Manufacturing, Fabrication, Processing, Assembly, and Storage Operations
- Meat Lockers
- Offices, Business or Professional
- Printing and Publishing
- Public Utility Buildings, Garages, and Structures
- Railroad Yards and Spurs
- Research Laboratories
- Truck, Freight, and Bus Terminals
- Utility Services and Structures
- Warehousing
- Wholesaling

Please see [City Code section 154.172](#) for a comprehensive list of permitted uses.

Conditional uses, or those allowed with receipt of a Conditional Use Permit, are varied and include:

- Adult Uses
- Boiler Shop
- Bulk Storage
- Business Trade and/or Technical School
- Communication Transmission Tower and Power Lines
- Firing Range
- Grain Elevators and Grain Milling
- Heliport
- Outdoor Storage
- Planned Unit Developments
- Regional Pipelines
- Retail Sales of Machinery and Equipment
- Sewage Disposal Plants
- Wind Energy Conversion Systems

Please see [City Code section 154.173](#) for a comprehensive list of conditional uses.

Minimum Lot Standards

Size (area)	43,650 square feet (1 acre)
Width	150 feet
Pervious surface	20 percent

Minimum Building Setbacks

Front Yard	50 feet
Rear Yard	20 feet
Side Yard	
Internal Lot	15 feet
Corner Lot	25 feet

Please see [City Code section 154.176](#) and [City Code section 154.177](#) (Table D) for additional regulations.

Location

Properties zoned I-2 are depicted in dark purple on the Zoning Map and are concentrated north of Highway 169. A portion of the land located within the City’s Annexation Agreement with St. Lawrence Township, north of highway 169, is designated for (general) industrial development.

2040 Comprehensive Plan

It is projected that approximately 126 net additional acres will be required for industrial expansion to meet future demands to the year 2040. The City's goal is to promote quality industrial development that is compatible with the environment, and which does not negatively impact the city's infrastructure system such as wastewater treatment facilities. The following development policies have been adopted:

- Promote industrial development that pays employees a livable wage.
- Consider economic incentives for industries that will contribute substantially to the City's tax and employment bases without substantial negative impacts on the city's infrastructure system.
- Design new industrial park areas to minimize impact on environmental features such as wetlands and creeks.
- Design new industrial park areas to discourage industrial traffic from traversing through residential neighborhoods.
- Minimize the impact of industrial properties on adjacent land uses by requiring additional setbacks, screening, and/or fencing and landscaping.