

# I-1 Light Industrial Fact Sheet

## DESCRIPTION

This fact sheet provides information about land use and lot requirements in areas zoned Light Industrial. Light Industrial districts are located along major transportation corridors, near cities and at key transportation intersections.

## ALLOWED USES (if standards are met) IN THE LIGHT INDUSTRIAL DISTRICT

Manufacturing	Industrial Incubator	Wholesale Business
Warehouse	Communication Tower	Renewable Energy Use Production
Essential Services		

## CONDITIONAL USES

Conditional Uses are those uses that have possible impacts to neighbors or the public, and require review by the Planning Commission and approval by the County Board. Please see the fact sheet “How Do I Apply for a Conditional Use Permit” for more information on how to obtain a Conditional Use Permit. The following are Conditional Uses in the Light Industrial District:

Ancillary Dwelling	Airport	Research Facilities
Freight Terminal	Auto Repair	Junk and Salvage Operations
Recycling/Redemption Center	Landfill	Solid Waste Transfer Station
Petroleum Storage/Tank Farm		

## LOT REQUIREMENTS

The following requirements must be met when building on your property.

Minimum lot area	2.5 acres
Minimum lot width	300 feet
Minimum setback from road centerline, county	100 feet
Minimum setback from road centerline, highway	135 feet
Minimum setback from road centerline, township	75 feet
Minimum side yard	50 feet
Minimum rear yard	20 feet
Maximum structure height	50 feet

Billboard standards in the I-1 Light Industrial can be found in Article Four, Section 409.6 of the Mille Lacs County Development Ordinance located on the county’s website.