



SCOTT COUNTY ZONING ADMINISTRATION

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I-1 RURAL INDUSTRIAL DISTRICT

Purpose: This District is to allow industrial uses that are not water intensive and are compatible without municipal services in those areas having access to arterial roadways and/or rail transportation in locations specifically guided by the Scott County Comprehensive Plan.

District Performance Standards

- Platting Required:** No building or structure shall be constructed on unplatted, I-1 zoned property, except for the addition of accessory structures or additions to existing buildings.
- Lot Area:** A minimum of two and one-half (2.5) acres.
- Lot Width:** A minimum of two hundred (200) feet at the minimum front yard setback line and extending to the location of the principal structure.
- Front Yard Setback:** All structures - 150' from centerline of County/State Road or 100' from County/State Road Right-Of-Way, whichever is greater. 100' from Centerline of Local Public Street or 67' from Local Public Street Right-Of-Way, whichever is greater.
- Side Yard Setback:** All structures - 20' or height of the building, whichever is greater, or on corner lot see front yard setback. 150' from an existing rural residential, residential suburban, or urban expansion district.
- Rear Yard Setback:** All structures - 30'. 150' from an existing rural residential, residential suburban, or urban expansion district.

No Structure shall be located in an easement, wetland, shoreland setback, or within the 100 year floodplain.

Structure Height Maximum: 45'

Impervious Surface Lot Coverage: No more than 75% if the lot.

Industrial Accessory Building Area and Height: Buildings not exceeding 50% of the gross floor space of a principal building are allowed through an administrative permit. Larger industrial accessory buildings are allowed through a conditional use permit. Accessory buildings shall not exceed the height of the principal building.

* The information presented on this sheet is a summary of the performance standards as set forth in the Scott County Zoning Ordinance and is for informational purposes only. The official zoning regulations can be found within Scott County Zoning Ordinance No. 3 by contacting Scott County Community Development or on the Scott County Web-site at <http://www.scottcountymn.gov> using the following links:

Zoning Ordinance:
<http://www.scottcountymn.gov/864/Numerical-Listing> then select No. 3 Zoning Ordinance

Mapping Applications – Scott GIS3 (SG3): <https://scottcountymn.gov/308/Geographic-Information-Systems-GIS>