

C-2 – Highway Commercial Fact Sheet



DESCRIPTION

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

ALLOWED USES (if standards are met) IN THE HIGHWAY COMMERCIAL DISTRICT

Senior Housing	Medical Center	Hospital
Retail Business	Shopping Center	Gas Station
Restaurant and Food Service	Drive Through Restaurant	Bank/Financial Institution
Office	Technical Media Resource Center	Hotels/Motels
Wholesale Business	Indoor Recreation	Renewable Energy Use Production
Communication Tower	Essential Services	Government Building

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 Highway Commercial District:

Funeral Home	Manufacturing	Supply/Contractor Yard
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LOT REQUIREMENTS

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

Minimum lot area	1 acre
Minimum lot width	150 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	10 feet
Maximum structure height	45 feet

Billboard standards in the C-2 Highway Commercial can be found in Article Four, Section 409.2 of the Mille Lacs County Development Ordinance located on the county’s website.