

BRAINERD, MN
Chapter 515 ZONING

515-2-16 General Industrial Zoning District (GI)

- A. **Purpose of General Industrial Zoning District.** The purpose of the GI Zoning District is to provide for the establishment of heavy industry and manufacturing development and use which because of the nature of the product or character of activity, requires isolation from residential and commercial uses.
- B. **Permitted Uses.** See Appendix A: Table of Uses.
- C. **General Industrial Zoning District Dimensional Standards.** Table 515-2-16.1 identifies the Dimensional Standards for Principal and Accessory Structures.

Table 515-2-16.1. General Industrial Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
A	Lot Area (minimum)	24,000 SF
B	Lot Width (minimum) (on a public street)	100'
Principal Building Setbacks		
C	Front Yard Setback (minimum)	40'
D	Side Yard Setback internal lot/corner lot (minimum)	10'/20'
E	Rear Yard Setback (minimum)	30'
	Setback from abutting residential district (minimum)	100'
Accessory Building Standards		
	Location	Behind principal structure, or attached
	Size (maximum)	Not to exceed 30% of gross floor area
	Setbacks	Must meet all principal building setbacks
Coverage and Height Standards		
F	Floor Area (minimum)	1000 SF
	Principal Structure Height (maximum) See Section [515-4-3]	35'

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Figure 515-2-16.1. GI Lot Dimensional Standards Diagram

