

City of Osakis

INDUSTRIAL - SITE PLAN

(Must be submitted with application for Building Permit)

A plan, to scale, showing uses and structures proposed for a parcel of land as required by the regulations involved. Include lot lines, streets, building sites, preserved open space, buildings, major landscape features, both natural and manmade, and whatever other information is required by the City's procedures manual.

HEIGHT, SETBACK AND LOT COVERAGE REQUIREMENTS: The following minimum requirements shall be observed in the I-1 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Minimum Lot Area: 32,670 (three fourths on an acre) square feet.
- B. Minimum Lot Width: 100 feet abutting a public right of way.
- C. Minimum Lot Depth: 150 feet.
- D. Minimum Front Setback: 30 feet.
- E. Minimum Side Setback: 30 feet, unless abutting a residential zoning district (not separated by a right-of-way), then a minimum side yard of fifty (50) feet shall be required. The required setback shall be landscaped as required by the Zoning Administrator so as to buffer the commercial use from the adjacent residential use.
- F. Minimum Rear Setback: Same as Side Setback.
- G. Maximum Impervious Surface Coverage: 80%

BUILDING REQUIREMENTS:

- A. Every applicant for a permit to develop or expand any industrial property in the City shall be required to submit a complete and accurate statement concerning the specific nature of the use to which the property is to be put. It shall be required by the Council that any use established in an industrial district shall be so operated that the entire community and surrounding communities shall be protected from an nuisance brought about by an excess of smoke, noise, odors, vibrations or any other activity that might be termed detrimental to the public health, safety or general welfare of surrounding inhabitants. In order to assure compliance with the performance standards set forth above, the Planning Commission may require the owner or operator of any permitted use or conditional use to make such investigations and tests as may be required to show adherence to the performance standards.
- B. The Council may require any additional information, corrections, or control, deemed necessary for the protection of the public. The council shall have the right to hire expert consultants, at the permittee's expense, to assist in establishing and/or enforcing performance standards for any industrial use.
- C. Any lights used for exterior illuminations shall be directed away from adjacent properties.
- D. Every operation shall be carried on in accordance with local and safety codes.
- E. All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be review by the Zoning Administrator.

INFORMATION REQUIRED:

- A. Site Plan: A plan of the subject property (in some instances a certificate of survey prepared by a licensed land surveyor may be required as deemed necessary by the Zoning Administrator and/or City Engineer), depicting the following, as applicable:

Additional Information on Reverse Side

1. Location of all buildings on lots including both existing and proposed structures.
2. Location of all adjacent buildings located within one hundred (100) feet of the exterior boundaries of the property in question.
3. Location and number of existing and proposed parking spaces.
4. Vehicular circulation (area and on site).
5. Architectural elevations (type and materials used on all external surface).
6. Location and type of all proposed exterior lights.
7. Curb cuts, driveways, number of parking spaces and loading areas.
8. Site plan details such as trash receptacles, screening etc.

B. Dimension Plan:

1. Lot dimensions and area.
2. Dimensions of proposed and existing structures.
3. "Typical" floor plan and "typical" room plan.
4. Setbacks of all existing buildings and structures located on property in question.
5. Proposed setbacks of future buildings or structures.
6. Sanitary sewer and water plan with estimated use per day.

C. Grading Plan:

1. Existing contours.
2. Proposed grading elevations.
3. Drainage configuration.
4. Storm sewer catch basins and invert elevations.
5. Spot elevations.
6. Proposed road profile.

D. Landscape Plan:

1. Location of all existing trees, type, diameter, and which trees will be removed.
2. Location, type and diameter of all proposed plantings.
3. Location and material used for all screening devices.

Shoreline Management Ordinance Setbacks (within 1000 feet from any public waters)

Structure and On-site Sewage Treatment Systems:

- Natural Environment: 150 feet
- Recreational Development: 75 feet
- General Development: 50 feet

Additional Structure Setbacks:

- Top of bluff: 30 feet
- Unplatted cemetery: 50 feet
- Right-of-way line of federal, state, or county highway: 50 feet
- Right-of-way line of town road, public street, or other roads or streets not classified: 20 feet

Subdivisions of duplexes, triplexes and quads:

- Each building must be set back at least 200 feet from the ordinary high water level.

Total Impervious Surface: 25%

See Shoreline Management Ordinance for more information.