

City of Osakis

INDUSTRIAL - SITE PLAN

(Must be submitted with application for Building Permit)

NAME OF OWNER: _____

ADDRESS: _____ PHONE: _____

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.

Setbacks

- 1) Minimum Lot Area: 32,670 square feet
- 2) Minimum Lot Width: 100 feet abutting a public right of way
- 3) Minimum Lot Depth: 150 feet
- 4) Minimum Front Setback: 30 feet
- 5) 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.
- 6) Minimum Rear Setback: Same as Side Setback
- 7) Maximum Impervious Surface Coverage; 80%

Building Requirements

- 1) 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 a 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.
- 2) 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.
- 3) Any lights used for exterior illuminations shall be directed away from adjacent properties.
- 4) Every operation shall be carried on in accordance with local and safety codes.
- 5) All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be reviewed by the Zoning Administrator.