



City of Osakis

14 Nokomis Street East
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Osakis, Minnesota 56360
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E-mail - cityhall@cityofosakis.com

BP Information Form – RESIDENTIAL

Property Address: _____

REQUIRED INFORMATION!

_____ **Certificate of Survey** and/or **Site Plan**.

(Must include lot dimensions, sizes of proposed and existing structures, setback requirements met, and impervious surface calculations). See Zoning Ordinance for Information Requirements.

_____ **One FULL SIZE set of construction plans** with cross sections (CAN BE SENT ELECTRONICALLY).

_____ **One 11 x 17 set of construction plans**.

_____ Signed **Property Disclaimer** (property owner’s responsibility to identify all property boundaries, easements, and/or wetlands existing on the property and have been identified on the site plan)

_____ Signed **Licensed Contractor Disclaimer** (signing this document, you attest to the fact that you are building or improving your structure yourself).

_____ Signed **Erosion Control Agreement** (signing this document, you have read the City of Osakis Erosion Control Ordinance and agree to make sure the necessary precautions will be taken to prevent damage to adjacent property and control of surface water runoff).

_____ Proposed **building staked** out on the property before your application is submitted.

_____ Application for Water Connection for new dwellings.

_____ Application for Sewer Connection for new dwellings.

YOUR APPLICATION WILL BE DEFERRED UNTIL ALL THE REQUIRED INFORMATION IS SUBMITTED TO CITY HALL.

I hereby certify that I have read and examined this information and know the same to be true and correct. All provisions of Laws and Ordinances governing this type of work will be complied with whether specified herein or not. I have identified all property boundaries, easements, flood zones and/or wetlands existing on the property for my survey and/or site plan. The undersigned further agrees the City and its administrative staff relied on the accurateness of this information, plans and specifications relative to this project and holds the City of Osakis, and its employees harmless from all liability arising from the granting of this Building Permit.

Signature of Property Owner

Date

City Staff

Date

Select the Zoning District of your Property

_____ **R-1, Low Density Residential**

_____ **R-O, Old Town Residential**

_____ **R-2, Medium to High Density Residential**

Is this property in the Shoreland Management Overlay District (within 1000 feet from any public waters) _____ Yes _____ No

Property Address: _____

Setback and Impervious Surface Information for your Property

R-1, Low Density Residential

Principal Structure Setbacks:

- Front yard: 30 feet.
- Where a lot is located at the intersection of 2 or more streets or highways which bound 2 or more sides of the lot, no building shall project beyond the front yard line of either street.
- Where a lot is adjacent to a State or County Highway, the setback shall be 30 feet on all lot lines.
- Side yard: 10 feet.
- Rear yard: 20 feet.
- The total impervious surface coverage on a lot shall not exceed 30 percent.
- All single family residences shall be limited to a maximum height of 2.5 stories or 35 feet, whichever is less.

R-O, Old Town Residential

Principal Structure Setbacks:

- Front yard: 20 feet.
- Where a lot is located at the intersection of 2 or more streets or highways which bound 2 or more sides of the lot, no building shall project beyond the front yard line of either street.
- Where a lot is adjacent to a State or County Highway, the setback shall be 30 feet on all lot lines.
- Side yard: 5 feet.
- Rear yard: 20 feet.
- The total impervious surface coverage on a lot shall not exceed 35 percent.
- All single family residences shall be limited to a maximum height of 2.5 stories or 35 feet, whichever is less.

R-2, Medium to High Density Residential

Principal Structure Setbacks (Triplexes and Quadraplexes):

- Front yard: 30 feet.
- Where a lot is located at the intersection of 2 or more streets or highways which bound 2 or more sides of the lot, no building shall project beyond the front yard line of either street.
- Side yard: 10 feet.
- Rear yard: 20 feet.
- Maximum building height is 35 feet or the average height of the adjacent structures, whichever is less.

Principal Structure Setbacks (Multi Family Units):

- Front yard setback of not less than 30 feet is required.
- Interior side yards (not adjacent to street right-of-ways) require a minimum of 20 feet plus 1 foot of side yard setback for each 1 foot of building height over 20 feet.
- Rear yard with a depth of not less than 30 feet is required.
- Corner lots, (side yards adjacent to street right-of ways) require a minimum of 30 feet.
- Maximum building height is 4 stories of 45 feet.

Condominium and cooperative units.

- Front yard setback of not less than 30 feet is required.
- Interior side yards (not adjacent to street right-of-ways) require a minimum of 20 feet plus 1 foot of side yard setback for each 1 foot of building height over 20 feet.
- Rear yard with a depth of not less than 30 feet is required.
- Corner lots, (side yards adjacent to street right-of ways) require a minimum of 30 feet.

The total impervious surface coverage on a lot shall not exceed 45 percent.

S-O, Shoreland Management Overlay District (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.

The total impervious surface coverage on a lot shall not exceed 25 percent.

Accessory Structure

- An accessory building, unless attached to and made a part of the principal structure shall not be closer than 5 feet to the principal structure.
- Accessory garages shall be setback a minimum of 5 feet from the rear lot line, except that rear-loading garages shall be setback 10 feet from the rear lot line.
- Accessory structures shall be setback 10 feet from the side lot line.
- No accessory building shall be constructed in the front yard.
- No lot shall have more than 2 detached accessory buildings.