

**ORDINANCE 2022-03  
CITY OF OTTERTAIL  
ORDINANCE AMENDING TITLE XV CHAPTER 151.032 GENERAL  
REQUIREMENTS OF ALL ZONING DISTRICTS**

The Ottertail City Council hereby ordains the amendment of Chapter 151.032 General Requirements of All Zoning Districts of the Ottertail City Code.

**§ 151.032 GENERAL REQUIREMENTS OF ALL ZONING DISTRICTS.**

The following requirements shall apply equally to all districts except where otherwise stated or where special provisions provide otherwise:

(A) *All zoning districts.*

(1) ~~Thirty percent impervious in non-shoreland areas (25% for shoreland within 1,000 ft. of OHWL).~~ Impervious surface coverage of lots must not exceed 25% of the lot area within the shoreland overlay district which is defined as 1,000 feet from a lake or 300 feet from a river. Total area of impervious surfaces outside of shoreland overlay district shall not exceed 35% of the lot area unless the total lot area is located in Private Recreational zoned area in which case shall not exceed 40%. Commercial and Light Industrial zoned property outside of 1,000 feet of shoreland may increase their impervious surface coverage up to 75%, provided the property owner submit a storm water management plan that address and incorporates storm water techniques and green space enhancements such as, but not limited to, landscaping and tree planning. The plan shall be reviewed and approved by the City Clerk and shall be installed per the approved plan.

(2) Suitable installation of a Type 1 sewage treatment system consistent with Minn. Rules Ch. 7080 are required for ~~single family residential dwellings~~ all zoning districts.

(3) Manufactured homes shall be located and installed according to the same standards, including but not limited to a permanent foundation system, set-backs and minimum square footage which would apply to a site built single family dwelling on the same lot.

(4) Setbacks are the same for all non-shoreland lots as shoreland areas.

(5) Maximum height restrictions are set forth in § ~~151.028~~ 151.031 of this code.

(6) When a parcel is bordered by more than one shoreland classification (i.e. lake, river, etc.), the classification that has the most restrictive requirements will be the rule.

(7) The placement of storage/cargo containers as defined in § 151.033 shall be prohibited for the construction of a dwelling or any temporary storage and/or living accommodation.

(8) Accessory structures exceeding 260 sq. ft. and ten feet in height require a conditional use permit unless built with or simultaneously with a residential dwelling.

(B) *Single Family Residential.*

(1) The principal structure shall have a floor area of not less than 768 square feet and the minimum width of the main body of the dwelling unit shall not be less than 20 feet.

(2) The minimum area for a single-family residential lot shall be 20,000 square feet and the minimum lot width shall be 100 feet.

(C) *Multiple-Family Dwellings.*

(1) Require a conditional use permit.

(2) Are required to be served by a suitable sewer system management program or service.

(3) The principal structure shall have a floor area of not less than 768 square feet and the minimum dimension of the main body of the dwelling unit shall not be less than 20 feet.

(4) The minimum area for a multi-family dwelling lot shall be 40,000 square feet and the minimum lot width shall be 200 feet.

(D) *Private Recreational.*

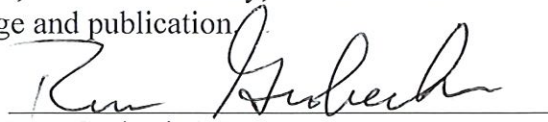
(1) One Family Structure requires a minimum of 15,000 square feet per parcel. All setbacks and impervious must be meet

(2) Two Family Structure sharing a common wall require a minimum of 10,000 square feet per parcel containing one half of a Two Family Unit per parcel. All setbacks and impervious must be meet on non-adjoining walls.

(E) *Commercial and Industrial Buildings.* Such requirements as may be approved by the City Council after submission of approved site plan and plan of structure with approved storm water retention considerations and suitable sewage treatment system.

(Ord. 2018-03, passed 6-7-2018; Am. Ord. 2019-02, passed 4-18-2019; Am. Ord. 2019-03, passed 9-19-2019; Am. Ord. 2022-03, passed 6-30-2022)

Passed by the City Council of the City of Ottertail, Otter Tail County, Minnesota this 30th day of June, 2022 and effective from and after its passage and publication.

  
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Ron Grobeck, Mayor

Attest:

  
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Amanda Thorson, Clerk-Treasurer

SEAL

Grobeck     X  
Carlson     X  
Windey     X  
Hill         X  
Grimes     —