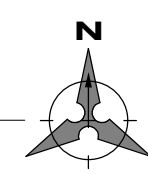




1 SITE PLAN
1" = 20'-0"



PARKING STALLS	
STALL TYPE	COUNT
10' x 20' ACCESSIBLE PARKING STALL	2
10' x 20' STANDARD PARKING STALL	31
TOTAL PARKING STALLS	33

ZONING INFORMATION

ZONING DISTRICT - I-1 LIMITED INDUSTRIAL

- BUILDING REGULATIONS**
- HEIGHT REGULATIONS**
 - NO BUILDING SHALL HEREAFTER BE ERRECTED TO EXCEED 75 FEET IN HEIGHT.
 - FRONT YARD REGULATIONS**
 - THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NOT LESS THAN 25 FEET.
 - THERE SHALL BE A FRONT YARD HAVING A DEPTH OF 30 FEET ON A LOT OR PLOT THAT ADJUTS A THOROUGHFARE AS SHOWN ON THE ADOPTED CITY THOROUGHFARE PLAN, EXCEPT THAT AN 80-FOOT SETBACK SHALL BE REQUIRED WHEN THE CONCIL DETERMINES THAT A SERVICE FOOD IS NECESSARY.
 - NO FRONT YARD SHALL BE REQUIRED IN THE DOWNTOWN DISTRICT.
 - SIDE YARD REGULATIONS**
 - THERE SHALL BE TWO SIDE YARDS, ON EACH SIDE OF A BUILDING EACH HAVING A WIDTH OF NOT LESS THAN 10 FEET.
 - NO BUILDING SHALL BE LOCATED WITHIN 20 FEET OF ANY REAR LOT LINE ABUTTING A LOT IN ANY OF THE CLASSES OF RESIDENCE DISTRICTS.
 - NO SIDE YARD SHALL BE REQUIRED IN THE DOWNTOWN DISTRICT.
 - REAR YARD REGULATIONS**
 - THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN 25 PERCENT OF THE LOT DEPTH OR A MINIMUM REQUIRED REAR YARD OF 25 FEET.
 - NO REAR YARD SHALL BE REQUIRED IN DOWNTOWN DISTRICT.
 - LOT COVERAGE REGULATIONS**
 - NOT MORE THAN 50 PERCENT OF THE TOTAL AREA OF THE LOT SHALL BE COVERED BY BUILDINGS.
 - NO LOT COVERAGE RESTRICTIONS APPLY IN THE DOWNTOWN DISTRICT.

PARKING REGULATIONS

- YARDS**
 - NO OFF-STREET PARKING, STACKING OR LOADING SHALL BE LOCATED WITHIN 10 FEET OF ANY PROPERTY LINE THAT ADJUTS A STREET RIGHT-OF-WAY OR ANY OF THE CLASSES OF RESIDENCE.
- ACCESS**
 - ACCESS TO ANY PARKING OR LOADING SPACE SHALL BE BY ACCESS DRIVE NOT LESS THAN 24 FEET WIDE FOR TWO WAY TRAFFIC AND 15 FEET WIDE FOR ONE-WAY TRAFFIC.
 - ACCESS DRIVE OPENINGS TO STREET SHALL NOT BE LOCATED CLOSER THAN 25 FEET TO THE NEAREST INTERSECTION.
- MINIMUM SIZE REGULATIONS**
 - ON-STREET PARKING SPACE SHALL HAVE A WIDTH OF NOT LESS THAN 8'-6", AND A LENGTH OF NOT LESS THAN 20'-0" EXCEPT PARKING SPACE PLACED AGAINST SIDEWALK WIDER THAN 4 FEET, CURB, OR LAWN MAY BE REDUCED TO 18'-0".
 - OFFICE, PROFESSIONAL (1/300)
 - RETAIL SALES (1/200)
 - WAREHOUSE SALES AND WAREHOUSE (1/2/200)

**BORDER STATES ELECTRIC
NEW BRANCH BUILDING**
MARSHALL, MN

REVISIONS	
NUMBER	DATE

OPTION 2

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SITE PLAN

A100.2