

ORDINANCE NO. O-14-05

AN ORDINANCE AMENDING THE DELANO ZONING AND LAND USE CODE SECTION 51.03, GENERAL PROVISIONS SUBDIVISION C GENERAL BUILDING AND USE PROVISIONS AND SUBDIVISION E OFF STREET PARKING REQUIRING A TWO-STALL GARAGE FOR ALL NEW SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

THE CITY COUNCIL OF THE CITY OF DELANO ORDAINS:

Section 1. Section 51.03 General Provisions, Subdivision C. General Building and Use Provisions, Subsection 3. Building Type and Construction of the Delano Zoning and Land Use Code is hereby amended to add the following underlined text:

3. Building Type and Construction.

a. Single Family Dwellings. All single family detached dwellings in the R-A, R-E, R-1, R-2, R-3, R-4 and R-5 Districts shall meet the following design criteria:

1) All structures shall have permanent concrete or treated wood foundations which will anchor the structure, which comply with the State Building Code as adopted in the State of Minnesota and which are solid for the complete circumference of the house.

2) Sixty (60) percent of a residential structure shall have a minimum width or depth of twenty (20) feet. Width measurement shall not take into account overhangs or other projections. Such width requirement shall be in addition to the minimum area per dwelling requirements established within this Ordinance.

3) Single family dwellings shall have at least a four/twelve (4/12) roof pitch and shall be covered with shingles or tiles or a standing seam metal roof.

4) All single family structures shall be built in conformance with Minnesota Statute 327.31 to 327.35 of the State Building Code as adopted in the State of Minnesota.

5) The exterior walls of all single family residences shall be similar in appearance to normal wood or masonry residential construction. Any metal siding upon single family residence structures shall have a vertical dimension no greater than twelve (12) inches. Sheet metal siding shall not be permitted in such districts.

6) Single family homes constructed after the effective date of this Ordinance shall have a minimum finished habitable floor area of one thousand (1,000) square feet.

7) All new single-family homes constructed on or after July 31, 2014 shall include, at a minimum, a two-stall attached or detached garage of not less than 480 square feet.

Lots with homes not meeting this condition and existing prior to July 31, 2014 may be exempt from this provision.

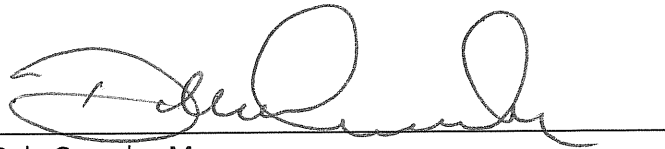
Section 2. Section 51.03 General Provisions, Subdivision E. Off Street Parking of the Delano Zoning and Land Use Code is hereby amended to repeal the strikeouts and add the following underlined text:

2. Application of Off-Street Parking Regulations. The regulations and requirements set forth herein shall apply to all off-street parking facilities in all of the zoning districts of the City.

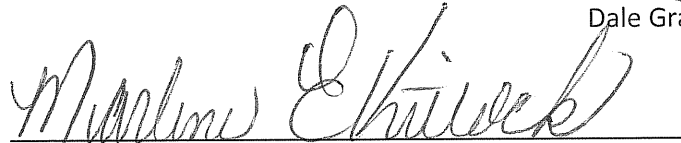
a. Site Plan Drawing Necessary. All applications for a building or an occupancy permit in all zoning districts shall be accompanied by a siteplan drawn to scale and dimensioned and indicating the location of offstreet parking, loading spaces, driveways, and curb cuts in compliance with the requirements set forth in this subdivision and Section 51.03, Subd. C.8 of this Ordinance. Every detached single family dwelling unit erected on or after July 31, 2014 shall include, at a minimum, a two-stall attached or detached garage of not less than 480 square feet.

Section 3. Effective Date. This ordinance shall be effective upon passage and publication.

APPROVED this 17th day of June, 2014.



Dale Graunke, Mayor



Attest: Marlene E. Kittock, City Clerk

Motion By: Derek Schansberg

Seconded By: Betsy Stolfa

Graunke: Aye

Stolfa: Aye

Vick: Aye

Schansberg: Aye

Russek: Aye