

# ORDINANCE 0-21-06

City of Delano  
County of Wright  
State of Minnesota

An Ordinance amending Ordinance 51 Zoning Ordinance of the Delano Zoning Code related to the establishment of the G-PUD "Greywood – Residential Planned Unit Development District" and Zoning Map Amendment

The City Council of the City of Delano Ordains:

**Section 1.** The City Council of Delano amends the Ordinance 51 the Delano Zoning Code creating Section 51.16 G-PUD District "Greywood Residential PUD District" to read as follows

## Section 51.16 G-PUD, Greywood Residential Planned Unit Development District

**Subd. A. Purpose:** The purpose of the G-PUD, Greywood Residential Planned Unit Development District is to provide for single-family detached residential dwelling units and directly related complementary uses per approved Greywood PUD per the conditions outlined in City approval Resolution Nos. R-2021-23 approving the Greywood Preliminary Plan and Development and R-2021-30 approving the Greywood Final plat.

**Subd. B. Permitted Uses:** The following are permitted uses in the G-PUD district:

1. Single-family detached dwelling units
2. Public parks, playgrounds, and recreational areas.
3. Residential Facilities defined by Section 51.02 of this Ordinance licensed by the State and serving six (6) or fewer persons.

**Subd. C. Accessory Uses:** The following are permitted accessory uses in the G-PUD district.

1. Permitted home occupations provide the conditions of Section 51.03, Subd. H of this ordinance are met.

**Subd. D. Conditional Uses:** The following are permitted conditional use in the G-PUD district.

1. None

**Subd. E. Interim Uses:** The following are permitted interim uses in the G-PUD District: (Per Section 51.02 Subd. C of this Ordinance)

1. Model homes and sales centers.
2. Special home occupations provide the conditions of Section 51.03, Subd. H are met.

**Subd. F. Prohibited Uses:**

1. Detached accessory buildings.
2. Fences except for fences as part of the buffer yard along County Road 30.
3. Outdoor storage of recreational and utility vehicles and trailers as addressed in Section 51.03 Subd. D.9.a.2 of this ordinance.

**Subd. G. Lot Requirements and Setbacks:** The following minimum requirements shall be observed in the G-PUD district, subject to additional requirements, exceptions, and modifications outlined in this ordinance:

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- A. Lot area: The lot areas shall be consistent with approved Greywood final PUD preliminary plat dated 07/27/2021 and final plats and final stage PUD documents dated 07/16/2021
- B. Lot width: Fifty-five feet (55') Sixty-five (65') Seventy (70') per the approved final PUD preliminary and Final plats and final stage PUD documents.
- C. Setbacks: All single-family homes shall be located and oriented to the street in accordance with the approved Greywood PUD Final Grading plans and meets the following setbacks.
  - 1. Front yard: Not less than twenty-five feet (25').
  - 2. Side yard:
    - a. Interior lots: Not less than seven and one-half feet (7.5')
    - b. Corner lot: Not less than twenty-five feet (25') on the side yard abutting a street.
  - 3. Rear yard:
    - a. Interior lots: Twenty feet (20').
    - b. Lots abutting County Road 30: Forty feet (40')
  - 4. Patios and decks shall meet the minimum building setbacks.
  - 5. Driveways shall be 5 feet from the side lot lines.

Subd. H. Maximum Building Height: Thirty-five feet (35').

Subd. I. Maximum Lot Coverage: No structure or combination of structures or hardcover shall occupy more than fifty-five percent (55%) of the lot area.

Subd. J. House Design: The houses within the G-PUD District shall meet all the Delano performance standard related to design, size and garage size per Section 51.03 Subd. C.3.a of the Delano Zoning Code.

Section 2. The City Council of Delano hereby amends the Delano Zoning map changing the zoning designation of the land legally described as follows from PUD Planned Unit Development district to G-PUD 'Greywood Residential Planned Unit Development district".

**Legal Description;**

PIDs: 107-500-151-200  
107-500-151-201

This amendment shall be in full force and effective immediately following its passage and publication and recording of the final plat.

Adopted by the Delano City Council this 17<sup>th</sup> day of August 2021.

  
Dale Graunke, Mayor

  
Attest: Paula Bauman, Administrative Services Coordinator

