

CITY OF DELANO  
COUNTY OF WRIGHT  
STATE OF MINNESOTA

ORDINANCE O-22-13

**AN ORDINANCE AMENDING ORDINANCE 51 ZONING OF THE CITY OF DELANO RELATED TO THE  
ESTABLISHMENT OF THE ICON I-2/PUD "ICON INDUSTRIAL 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 Ordinance 51 the Delano Zoning Code creating Section 51.31A Icon I-2/PUD District "Icon Industrial I-2/PUD District" to read as follows.

**SECTION 51.31A ICON I-2/PUD, ICON INDUSTRIAL PLANNED UNIT DEVELOPMENT DISTRICT**

**Subd. A. PURPOSE:**

The purpose of the Icon I-2/PUD District is to provide for a multiple building, CIC subdivision creating a multiple tenant industrial incubator building and self-storage facility on Lot 3, Block 3, Delano West Metro Business Park 1<sup>st</sup> Addition.

**Subd B. USES:** The following are permitted uses in the Icon I-2/PUD district:

1. All uses shall be restricted to the uses allowed in the I-2 zoning district and meeting the zoning requirements of the specific use
2. Individual tenant bays shall meet building and fire codes for their intended I-2 uses. All changes in use or ownership of a tenant bay shall require building inspection and an approved occupancy permit prior to the change of use or building occupancy.
3. The balcony buildouts shall demonstrate adequate parking per City code for the additional floor space.
4. Outdoor storage of materials, trailers, equipment, or products is prohibited within the Icon I-2/ PUD zoning district.
5. The following uses shall be prohibited in the self-storage bays.
  - a. No unit shall be use as a residential dwelling unit or overnight habitation.
  - b. No storage of hazardous or flammable materials.
  - c. No storage or keeping of animals, or materials that are subject to decay.
  - d. No manufacturing of products unless it is an approved with a building occupancy permit.

**Subd. C. ACCESSORY USES:** The following are permitted accessory uses in the Icon I-2/PUD district.

1. None

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**Subd. D. CONDITIONAL USES:** The following are permitted conditional use in the Icon I-2/PUD district.

1. None

**Subd. E. INTERIM USES:** The following are permitted interim uses in the Icon I-2/PUD District: (Per Section 51.02 Subd. C of this Ordinance)

1. None.

**Subd. G. LOT REQUIREMENTS AND SETBACKS:**

Within the Icon I-2/PUD district the lot area and setbacks shall be the same as the I-2 district requirements. Building and site design shall be restricted to the approved Icon PUD Final Stage site and building plans dated \_\_\_\_\_.

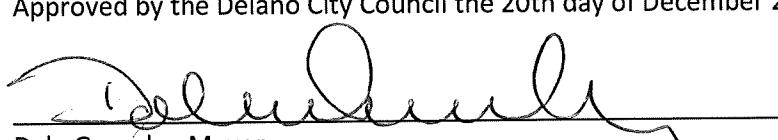
**Section 2.** The City Council of Delano hereby amends the Delano Zoning map changing the zoning designation of the land legally described as follows from I-2 General Industrial district to Icon I-2/PUD Icon Industrial Planned Unit Development district".

Legal Description.

Lot 3, Block 3, Delano West Metro Business Park 1<sup>st</sup> Addition

**THIS AMENDMENT SHALL BE IN FULL FORCE AND EFFECTIVE IMMEDIATELY FOLLOWING ITS PASSAGE AND PUBLICATION AND APPROVAL AND RECORDING OF THE ICON ELECTRIC PUD FINAL STAGE SITE AND BUILDING PLANS.**

Approved by the Delano City Council the 20th day of December 2022.

  
Dale Graunke, Mayor

  
Attest: Paula Bauman, Administrative Services Director

