

City of Delano  
County of Wright  
State of Minnesota

Ordinance O-22-06

An Ordinance amending the City's Zoning Ordinance to establish "Self-Service Storage Facilities" as a conditional use in the City's B-W, Business Warehouse, I-1, Limited Industry and I-2 General Industrial Zoning District.

Section 1. Section 51.01, Subd. B.2 of the Delano Zoning Ordinance (Definitions) is hereby amended to add the following definition:

Self-Service Storage Facility. A building, or group of buildings, consisting of individual, self-contained units which are leased or owned for the purpose of storing business and/or household goods.

Section 2. Section 51.24. Subd. D (B-W District Conditional Uses) is hereby amended to add the following:

5. Self Service storage facilities provided that:
  - a. Prohibited Storage: Storage of hazardous materials, chemicals, propane tanks, other flammable liquids or gases is prohibited in any storage space, except for normal household quantities. A draft lease agreement shall be required with the development application.
  - b. Prohibited Uses: Any and all retailing, wholesaling, office, manufacturing, repair, or residential uses within the building or site other than self-storage is prohibited.
  - c. Building Length; No building shall be greater than 150 feet in length.
  - d. Building Setbacks: All buildings shall meet the required principal building setbacks of the district. No building shall be located closer than twenty-five (25) feet to each other to allow for parking, loading and fire lanes.
  - e. Landscaping: The building setback areas along the street and adjoining properties shall be landscaped in a manner that serves to break up the building massing. A Landscape plan showing the landscape treatments and materials shall be required for approval by the City.
  - f. Driveways and parking areas shall be paved with concrete or bituminous asphalt and provided an adequate turning radius for fire truck maneuverability. Required driveways and parking areas shall meet the dimension and design standards of Section 51.03 Subd. E of this ordinance.
  - g. All self-storage buildings shall be equipped with an approved fire suppression system which will be subject to the review and approval of the City Building Official and Fire Chief. Fire lane design and fire hydrant locations shall be subject to review and approval by Fire Chief.

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- h. The site plan shall demonstrate adequate space for snow storage or provide a snow removal plan to insure unobstructed, safe access and maneuvering within the site during winter months.
- i. If an "on-premises" caretaker dwelling unit is provided on-site, construction of the unit shall conform to all design standard regulations for dwelling units as provided in the Uniform Building Code. Off-street parking for such dwelling unit shall be provided in conformance with Section 51.03 Subd. E of this Ordinance.
- j. All exterior wall surfaces which are visible from public rights-of-way and/or adjacent properties shall have an exterior wall treatment of brick, stone, wood or their replicants. Exposed metal wall finishes shall not exceed twenty-five percent (25%) of the wall surface.
- k. All lighting shall be in compliance with Section 51.03, Subd. D.3 of this Ordinance.
- l. A plan and narrative describing site security including site access, lighting, cameras, alarms and individual storage space security.
- m. Open and outdoor storage accessory to a self-storage facility shall be require a separate conditional use permit and shall meet the minimum standards of this code.

**Section 3.** Section 51.30. Subd. D (I-1) District Conditional Uses) is hereby amended to add the following:

- 5. Self-Service storage facilities provided that:
  - a. Prohibited Storage: Storage of hazardous materials, chemicals, gasoline, propane tanks, other flammable liquids or gases is prohibited in any storage space, except for normal household quantities. A draft lease agreement shall be required with the development application.
  - b. Prohibited Uses: Any and all retailing, wholesaling, office, manufacturing, repair, or residential use of the building or site other than self-storage is prohibited.
  - c. Building Length; No building shall be greater than 150 feet in length.
  - d. Building Setbacks: All buildings shall meet the required principal building setbacks of the district. No building shall be located closer than twenty-five (25) feet to each other to allow for parking, loading and fire lanes.
  - e. Landscaping: The building setback areas along the street and adjoining properties shall be landscaped in a manner that serves to break up the building massing. A Landscape plan showing the landscape treatments and materials shall be required for approval by the City.

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- f. Driveways and parking areas shall be paved with concrete or bituminous asphalt and provide adequate turning radius for fire truck maneuverability. Required driveways and parking areas shall meet the dimension and design standards of Section 51.03 Subd. E of this ordinance.
- g. All self-storage buildings shall be equipped with an approved fire suppression system which will be subject to the review and approval of the City Building Official and Fire Chief. Fire lane design and fire hydrant locations shall be subject to review and approval by Fire Chief.
- h. The site plan shall demonstrate adequate space for snow storage or provide a snow removal plan to insure unobstructed, safe access and maneuvering within the site during winter months.
- i. If an "on-premises" caretaker dwelling unit is provided on site, construction of the unit shall conform to all design standard regulations for dwelling units as provided in the Uniform Building Code. Off-street parking for such dwelling unit shall be provided in conformance with Section 51.03 Subd. E of this Ordinance.
- j. All exterior wall surfaces which are visible from public rights-of-way and/or adjacent properties shall have an exterior wall treatment of brick, stone, wood or their replicants. Exposed metal wall finishes shall not exceed twenty-five percent (25%) of the wall surface.
- k. All lighting shall be in compliance with Section 51.03, Subd. D.3 of this Ordinance.
- l. A plan and narrative describing site security including site access, lighting, cameras, alarms and individual storage space security.

Section 4. Section 51.31. Subd. D (I-2 District Conditional Uses) Provision 6 is repealed in its entirety and replaced with the following:

- 6. Self-service storage facilities provided that:
  - a. Prohibited Storage: Storage of hazardous materials, chemicals, gasoline, propane tanks, other flammable liquids or gases is prohibited in any storage space, except for normal household quantities. A draft lease agreement shall be required with the development application
  - b. Prohibited Uses: Any and all retailing, wholesaling, office, manufacturing, repair, or residential use of the building or site other than self-storage is prohibited.
  - c. Building Length; No building shall be greater than 150 feet in length.
  - d. Building Setbacks: All buildings shall meet the required principal building setbacks of the district. No building shall be located closer than Twenty-five (25) feet to each other to allow for parking, loading and fire lanes.

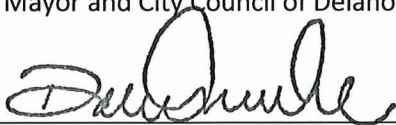
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- e. Landscaping: The building setback area along the street and adjoining properties shall be landscaped in a manner that serves to break up the building massing. A Landscape plan showing the landscape treatments and materials shall be required for approval by the City.
- f. Driveways and parking areas shall be paved with concrete or bituminous asphalt and provided adequate turning radius for fire truck maneuverability. Required driveways and parking areas shall meet the dimension and design standards of Section 51.03 Subd. E of this ordinance.
- g. All self-storage buildings shall be equipped with an approved fire suppression system which will be subject to the review and approval of the City Building Official and Fire Chief. Fire lane 5 design and fire hydrant locations shall be subject to review and approval by Fire Chief.
- h. The site plan shall demonstrate adequate space for snow storage or provide a snow removal plan to insure unobstructed, safe access and maneuvering within the site during winter months
- i. If an "on-premises" caretaker dwelling unit is provided on site, construction of the unit shall conform to all design standard regulations for dwelling units as provided in the Uniform Building Code. Off-street parking for such dwelling unit shall be provided in conformance with Section 51.03 Subd. E of this Ordinance.
- j. All exterior wall surfaces which are visible from public rights-of-way and/or adjacent properties shall have an exterior wall treatment of brick, stone, wood or their replicants. Exposed metal wall finishes shall not exceed twenty-five percent (25%) of the wall surface.
- k. All lighting shall be in compliance with Section 51.03, Subd. D.3 of this Ordinance.
- l. A plan and narrative describing site security including site access, lighting, cameras, alarms and individual storage space security.

Section 5. Effective Date. This Ordinance shall be in full force and effective immediately following its passage and publication.

Adopted by the Mayor and City Council of Delano Minnesota this 17<sup>th</sup> of May, 2022.



Dale Graunke, Mayor



Attest: Paula Bauman

