

**CITY OF DELANO
COUNTY OF WRIGHT**

STATE OF MINNESOTA

ORDINANCE NO. O-2022-10

**AN ORDINANCE AMENDING THE G-PUD "GREYWOOD- RESIDENTIAL
PLANNED UNIT DEVELOPMENT DISTRICT ALLOWING FENCES WITHIN THE G-
PUD DISTRICT.**

THE CITY COUNCIL OF THE CITY OF DELANO ORDAINS:

Section 1. The City Council of Delano amends the Ordinance 51 the Delano Zoning Code, Section 51.16 G-PUD District "Greywood Residential PUD District" adding the underlined language and deleting the crossed-out language.

**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 outline 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 that conditions of Section 51.03, Subd. H of this ordinance are met.
2. Individual lot fences are permitted with a City approved fence permit provided they meet the following standards.
 - a. Fences allowed in the Greywood PUD district shall be limited to the two designs: black vinyl chain link and decorative wrought iron or aluminum fences.

- b. Individual lot fences shall not exceed four (4) feet in height.
- c. No front yard fences. Individual lot fences shall not extend forward of the front building line of the house.
- d. All fences shall be gated to provide emergency access to the rear yard.
- e. Fences may be property line fences provided they do not interfere with storm water drainage or utility locations.

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 that conditions of Section 51.03, Subd. H are met.

Subd. F. PROHIBITED USES:

- 1. Detached accessory buildings.
- 2. ~~Fences except fences as part of the buffer yard along County Road 30.~~
- 2. Outdoor storage of recreational and utility vehicle and trailer 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 set forth in this ordinance:

- 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 hard cover 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.

Subd. K. CURB CUT WIDTHS /DRIVEWAYS: Curb cuts and driveways for Cul-de-sac lots, pie shaped lots and 55-foot-wide lots within the G-PUD district shall meet the following requirements.

- A. Curb cuts at the street curb shall not exceed 16 feet.
- B. Driveways shall not encroach within any drainage / utility easements.
- C. Water services shall be located outside the driveway.

THIS AMENDMENT SHALL BE IN FULL FORCE AND EFFECTIVE IMMEDIATELY FOLLOWING ITS PASSAGE AND PUBLICATION AND RECORDING OF THE FINAL PLAT.

Approved by the Delano City Council this 15 day of November, 2022.

Signed:

Dale Graunke, Mayor

Paula Bauman
Paula Bauman, Administrative Services Director