

City of Delano
County of Wright
State of Minnesota

Ordinance O-20-05

An Ordinance amending Delano City Code Chapter 51.05 Subd. E and 51.06 Subd. E, to allow Rural Event Centers as an Interim Use Permit with Performance Regulations within the City of Delano, Minnesota

The City Council of the City of Delano ordains:

Section 1. Section 51.01 Subd. B.2. Definitions is hereby amended as follows:

RURAL EVENT CENTER: A building or outdoor gathering site for the assembly of people for the purpose of pleasure, entertainment, education, exhibitions, or amusement located on a site where municipal utilities may not be available to serve the site or building.

Section 2. Section 51.05 R-A Rural/Agricultural District, Subd. E. Interim Uses is hereby amended as follows:

2. Rural Event Centers having an occupancy capacity of two-hundred (200) people or less provided that:

- A. **Minimum Lot Size.** The event center shall have a minimum lot area of three (3) acres of land and one hundred fifty-foot (150 ft) lot width
- B. **Setbacks.** The principal building shall meet required district building setbacks. Outdoor events shall maintain a 300-foot setback from the nearest residential use on an adjoining lot.
- C. **Building and Fire Code.** The event center building shall meet all Building and Fire Code standards for an assembly occupancy included, but not limited to, fire suppression, existing, accessibility and sanitation. A Building Code assessment of the building is needed; this must be performed by a registered architect.
- D. **Sanitary Sewer.** The rural event center must be served by municipal sanitary sewer, private on-site SSTS or portable toilets provided:
 - 1. If municipal sewer connection is used, it must be sized and designed to meet city standards reflective of the occupancy designed of the building. Sanitary sewer connection shall be required to serve the Rural Event Center where municipal sanitary sewer abuts the site.
 - 2. Where Municipal Sanitary Sewer is not abutting the site, private SSTS may be allowed to serve the Rural Event Center. SSTS sites must have land area for both primary and secondary systems. SSTS shall be sized and design to meet rule 7080 or 7081 reflective of the occupancy design of the event center.
 - 3. Portable toilets may be used as a primary sanitation system or to supplement an in-place on-site SSTS. The number of portable toilets shall be based on the occupancy design of the event center or outdoor event. The site plan must

City of Delano
County of Wright
State of Minnesota

demonstrate that the portable toilets are disability accessible. A management/maintenance plan and schedule will be required for the use of portable toilets. Portable toilets shall be located on the site meeting the principal building setbacks of the district.

- E. **Water Supply.** The rural event center must be served by municipal water or by private wells.
1. Municipal water service shall be required to serve the Rural Event Center where Municipal water is available and abutting the site. Water service connections shall be designed to city standards and sized to provide both potable water and fire suppression.
 2. Where Municipal water is not abutting the site; private wells may be used to serve the Rural Event Center. Private wells shall be designed and installed in accordance with applicable State requirements. Private well and storage systems shall be sized to provide both potable water and fire suppression based on the design capacity of the event center.
- F. **On-Site Parking.**
1. The event center shall provide one on-site parking stall per four seats based on the design capacity of the main assembly area, plus one space per employee/wait staff on maximum shift.
 2. The rural event center may be exempt from the City's Commercial parking lot curbing and surfacing standards provided:
 - a. The event center site plan illustrates sufficient area to provide the required on-site parking stalls and drive aisles meeting the City's dimensional standards.
 - b. The site plan includes delineation of parking without paving and striping.
 - c. The site must provide delineated and signed disability parking stalls that are properly dimensioned and located.
- G. **Service Vehicles.** The site shall provide an area that is sized and accessible for service vehicles including, but not limited to, delivery vehicles, catering vehicles, Mobile Food Trucks, beverage trucks, delivery vehicles for portable toilets, garbage trucks, etc. that is segregated from the required parking area.
- H. **Signs.** The Rural Event Center shall be allowed one freestanding monument sign per street frontage. Said sign shall not exceed fifty (50) feet in area or eight (8) feet in height.

City of Delano
County of Wright
State of Minnesota

- I. **Lighting.** All exterior lighting shall comply with the standards of Section 51.03, Subd. D.2 of the Delano Zoning Ordinance.
- J. **Outdoor Music.** All outdoor music events shall be permitted only if they comply with the provisions of Section 422.01 of the Delano City Code.
- K. **Liquor Sales and Consumption.** All sale and/or consumption of the alcoholic beverages on site shall be licensed and regulated under Chapter 5 of the Delano City Code.
- L. **Refuse containers must be provided for outdoor events.** Such containers shall be placed in a manner which does not disrupt pedestrian circulation and shall be designed to prevent spillage and blowing litter.
- M. **Expiration of the Interim Use Permit** shall be established by an event, conditions or date specific as determined by the City and agreed to by the applicant. Non-compliance with the conditions of the Interim Use Permit or nuisance issues that present a threat to the public health, safety or welfare within the City may also be grounds for the expiration of the permit.

Section 3. Section 51.06 R-E Single Family Estate District, Subd. E. Interim Uses is hereby amended as follows:

- 4. Rural Event Centers having an occupancy capacity of 200 people or less provided that:
 - A. **Minimum Lot Size.** The event center shall have a minimum site area of three (3) acres of land in either one parcel or combination of contiguous parcels and a one hundred fifty-foot (150 ft) lot width. Any reduction in site size below the three (3) standards terminates the interim use permit.
 - B. **Setbacks.** The principal building shall meet the district principal building setbacks. Outdoor events shall maintain a one hundred (100) foot setback from the nearest residential use on an adjoining lot.
 - C. **Building and Fire Code.** The event center building shall meet all Building and Fire Code standards for an assembly use including, but not limited to, fire suppression, exiting, accessibility and sanitation. A Building Code assessment of the building is needed; this must be performed by a registered architect.
 - D. **Sanitary Sewer.** The rural event center must be served by municipal sanitary sewer, private on-site SSTS or portable toilets provided;
 - 1. If municipal sewer connection must be sized and designed to meet city standards reflective of the occupancy design of the building. Sanitary sewer connection shall be required to serve the rural event center where municipal sanitary sewer abuts the site.

City of Delano
County of Wright
State of Minnesota

2. Where municipal sewer is not abutting the site, private SSTS may be allowed to serve the Rural Event Center. SSTS sites must have land area for both a primary and secondary system. SSTS shall be sized and designed to meet rule 7080 or 7081 reflective of the occupancy design of the event center.
 3. Portable toilets may be used as the primary sanitation system or to supplement an in-place on-site SSTS. The number of portable toilets shall be based on the occupancy design of the event center or outdoor event and approved by the city. The site plan must demonstrate that the portable toilets are disability accessible. A management/maintenance plan and schedule will be required for the use of portable toilets. Portable toilets shall be located on the site meeting the principal building setbacks of the district.
- E. **Water Supply.** The rural event center may be served by municipal water or by private wells.
1. Municipal water service shall be required to serve the Rural Event Center where Municipal water is available and abutting the site. Water service connections shall be designed to city standards and sized to provide both potable water and fire suppression.
 2. Where Municipal water is not abutting the site; private wells may be used to serve the Rural Event Center. Private wells shall be designed and installed in accordance with applicable State requirements. Private well and storage systems shall be sized to provide both potable water and fire suppression based on the design capacity of the event center.
- F. **On-Site Parking.**
1. The event center having fifty (50) or more people in attendance shall provide one on-site parking stall per four seats based on the design capacity of the main assembly area, plus one space per employee/wait staff on maximum shift. Event Centers having limited event size to forty-nine (49) people may be exempt from this parking standard provided on-street parking is available and the on-street parking does not interfere with the access or operation of adjoining properties. For Rural Event Centers reliant on on-street parking the City Council may limit the number of events in a calendar month as a condition of approval for the interim use permit.
 2. The rural event center may be exempt for the City's commercial parking lot curbing and surfacing standards provided:
 - a. The event center site plan illustrates sufficient area to provide the required parking stalls and drive aisles meeting the City's dimensional standards

City of Delano
County of Wright
State of Minnesota

- b. The site plan includes delineation parking without paving and striping.
- c. The site must provide delineated and signed disability parking stalls that are properly dimensioned and located.
- G. **Service Vehicles.** The site shall provide an area that is sized and accessible for service vehicles including, but not limited to, delivery vehicles, catering vehicle, Mobile Food Units, beverage trucks, delivery vehicles for portable toilets, garbage trucks, etc. that is segregated from the required parking areas.
- H. **Signs.** The rural event center shall be allowed one wall sign per street frontage. Said sign shall not exceed fifty (50) feet in area.
- I. **Lighting.** All exterior lighting shall comply with standards of Section 51.03, Subd. D.2 of the Delano Zoning Ordinance.
- J. **Outdoor Music.** All outdoor music events shall be permitted only if they comply with the provisions of Section 422.01 of the Delano City Code.
- K. **Liquor Sales and Consumption.** All sale and/or consumption of the alcoholic beverages on site shall be licensed and regulated under Chapter 5 of the Delano City Code.
- L. **Refuse containers must be provided for self-service outdoor events.** Such containers shall be placed in a manner which does not disrupt pedestrian circulation, and shall be designed to prevent spillage and blowing litter.
- M. **Expiration of the Interim Use Permit shall be established by an event, conditions or date specific as determined by the City and agreed to by the applicant.** Non-compliance with the conditions of the Interim Use Permit or nuisance issues that present a threat to the public health, safety or welfare within the City may also be grounds for the expiration of the permit.

This zoning code amendment shall be in full force and effective immediately following its passage and publications.

Approved by the Delano City Council this 17th day of March, 2020


Dale Graunke, Mayor


Attest: Paula Bauman, Administrative Services Coordinator

