

City of Delano
County of Wright
State of Minnesota

Ordinance O-23-09

An ordinance amending Ordinance 51 Zoning Ordinance of the Delano related to the Establishment of the RW-PUD "River Waters – 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 Ordinance 51 the Delano Zoning Code creating Section 51.17 RW-PUD District "River Waters Residential PUD District" to read as follows.

SECTION 51.17 RW-PUD, RIVER WATERS RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT

Subd. A. PURPOSE:

The purpose of the River Waters Residential Planned Unit Development District RW-PUD is to provide for single-family detached residential dwelling units and directly related complementary uses per approved River Waters PUD per the conditions outline in City approval Resolution Nos. R-2023-37 approving the River Waters Preliminary Plat and Development Plans.

Subd B. PERMITTED USES: The following are permitted uses in the RW-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.
4. Essential Services

Subd. C. ACCESSORY USES: The following are permitted accessory uses in the RW-PUD district.

1. Detached accessory buildings.
 - a. Detached accessory buildings on the PUD's designated sixty-five (65) foot wide lots and the designated fifty-five (55) foot lots shall not exceed eighty (80) square feet in floor area.
 - b. Detached accessory buildings on lots having a lot width of eighty (80) or greater shall meet the performance standards of Section 51.03 Subd. C.7.
2. Black chain link or wrought iron fences not to exceed four (4) feet in height with a fence permit.

Subd. D. USES BY ADMINISTRATIVE PERMIT. The following are uses allowed by an administrative permit in the RW- PUD district (based upon the procedures set forth in and regulated by Section 51.02 Subd. E of this Ordinance).

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

Subd. E. CONDITIONAL USES: The following are permitted conditional use in the RW-PUD district.

1. None

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Subd. E. INTERIM USES: The following are permitted interim uses in the RW-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. Front yard outdoor storage of recreational and utility vehicles and trailer as addressed in Section 51.03 Subd. D.9.a.2 of this ordinance on the PUD's designated sixty-five (65) and fifty-five (55) foot wide lots.

Subd. G. LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in the RW-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 River Waters preliminary plat dated revised 08/14/2023 and RW-PUD development plans dated revised 08/30/2023 and subject to the conditions of approval outlined in City council Resolution R-2023-37
- B. Lot width: Minimum lot widths of Fifty-five feet (55') Sixty-five (65'), Eighty (80') per the approved RW-PUD preliminary plat and final plats and final stage PUD civil engineering documents.

C. Setbacks:

1. Eighty (80) foot wide lots
 - a. Principal building setbacks
 - i. Front yard abutting a minor collector street 30 feet
 - ii. Front yard abutting a local street. 25 feet
 - iii. Side yard interior lot line. 7.5 feet
 - iv. Side yard abutting a street. 30 feet
 - v. Setback from river OHWL 50 feet
 - vi. Setback from top of river bluff. 30 feet
 - b. Detach accessory buildings setbacks.
 - i. Detached accessory buildings shall not be located in any front yard.
 - ii. Detached accessory buildings having 120 square feet or less in floor area shall meet the following setbacks.
 1. Five (5) feet from both interior side lot lines and rear lot line.
 2. Twenty-five (25) feet from a side lot line abutting a street.
 - iii. Detached accessory buildings larger than 120 feet in floor area shall meet the following setbacks.
 1. Ten (10) feet from both interior side lot lines and rear lot lines.
 2. Thirty (30) feet from a side lot line abutting a street.

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a. Principal Building Setbacks

i.	Front yard abutting a minor collector street.	30 feet
ii.	Front yard abutting a local street.	25 feet
iii.	Side yard interior lot line.	7.5 feet
iv.	Side yard abutting a local street.	20 feet
v.	Side yard abutting a collector street	30 feet
vi.	Rear yard	30 feet

b. Accessory Building Setbacks

i.	Detached accessory buildings shall not be located in any front yard.	
ii.	Side yard interior lot line.	5 feet
iii.	Side yard abutting a local street.	20 feet
iv.	Side yard abutting a collector street	30 feet
v.	Rear yard	5 feet
vi.	Detached accessory buildings shall not be located in any easement.	

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. PLAT PHASING.

1. The project will be approved with a phasing plan. Additionally, the PUD zoning will restrict the number of developed lots to 129 lots, unless alternative access to the plat or other street improvements are constructed to maintain the intersection of Ebersole and Highway 12 at a LOS D or better.
2. Full development beyond 129 lots within the subdivision will be restricted until street/highway improvements are implemented to provide an alternative secondary access or other street improvements are constructed improving the LOS on the streets and the highway intersection to a D or better.
3. The alternative street accesses may be either the extension of 65th Street west with a new intersection onto Highway 12 or the extension of Street C north to Eaken Avenue.

Subd. K. DRIVEWAY DESIGN.

1. Curb cut widths on the PUD's designated 55-foot-wide lots shall not exceed 17 feet measured at both the curb line and property line.
2. Curb cut widths on 65- and 80-foot-wide lots shall meet the performance standards of Section 51.03 Subd. E of this ordinance.
3. No on-site parking shall encroach into the street boulevard or onto sidewalks.

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4. Driveways shall be setback 30 feet from the right of way lines on corner lots and 5 feet from side interior lot lines.

HOUSE DESIGN: The houses within the RW-PUD District house models approved with the River Waters PUD shall meet all the Delano performance standards 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 R-A Rural Agricultural District to RW-PUD River Water Residential Planned Unit Development district".

Legal Description;

PIDs: 208-200-024-200
208-200-024-401
208-200-022-401

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 17th day of October 2023.

Attest:



Paula Bauman,
Administrative Services Director



Holly Schrupp, Mayor