

City of Delano  
County of Wright  
State of Minnesota

Ordinance O-24-10

AN ORDINANCE AMENDING SECTION 51.51 SHORELAND DISTRICT OF THE DELANO ZONING  
ORDINANCE CITY WITHIN THE CITY OF DELANO

THE CITY COUNCIL OF THE CITY OF DELANO ORDAINS:

THE DELANO CITY COUNCIL DOES ORDAIN

Section 1. The Delano zoning code Section 51.51 "S" Shoreland District is repealed in its entirety and replaced with the language as follows.

SECTION 51.51. SHORELAND OVERLAY DISTRICT.

Subd. A. STATUTORY AUTHORIZATION AND POLICY

1. **Statutory Authorization.** This shoreland ordinance is adopted pursuant to the authorization and policies contained in Minnesota Statutes, Chapter 103F, Minnesota Rules, Parts 6120.2500 - 6120.3900, and the planning and zoning enabling legislation in Minnesota Statutes, Chapter 462.
2. **Policy.** The Legislature of Minnesota has delegated responsibility to local governments of the state to regulate the subdivision, use and development of the shorelands of public waters and thus preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, and provide for the wise use of waters and related land resources. This responsibility is hereby recognized by the City of Delano.

Subd. B. GENERAL PROVISIONS

1. **Jurisdiction.** The provisions of this ordinance apply to the shorelands of the public water bodies as classified in Subd. E of this ordinance, and to the shorelands of public water bodies greater than 10 acres in unincorporated areas in which the city has, by ordinance, extended the application of its zoning regulations as provided by Minnesota Statute, Chapter 462.357 Subd 1. Pursuant to Minnesota Rules, Parts 6120.2500 - 6120.3900, no lake, pond, or flowage less than 10 acres in size in municipalities or 25 acres in size in unincorporated areas need be regulated in a local government's shoreland regulations. A body of water created by a private user where there was no previous shoreland may, at the discretion of the governing body, be exempt from this ordinance.

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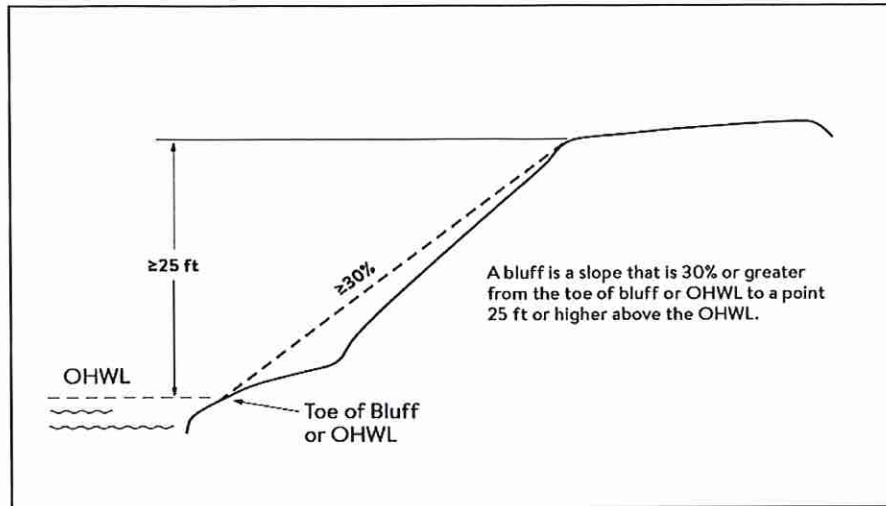
2. **Enforcement.** The City of Delano is responsible for the administration and enforcement of this ordinance. Any violation of the provisions of this ordinance or failure to comply with any of its requirements including violations of conditions and safeguards established in connection with grants of variances or conditional uses constitutes a misdemeanor and is punishable as defined by law. Violations of this ordinance can occur regardless of whether or not a permit is required for a regulated activity listed in Subd. D.2 of this ordinance.
3. **Severability.** If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.
4. **Abrogation and Greater Restrictions.** It is not intended by this ordinance to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

**Subd. C. DEFINITIONS.** The following definitions shall apply exclusively within the shoreland overlay district. Unless specifically defined below, words or phrases used in the shoreland overlay district shall be interpreted to give them the same meaning they have in common usage and to give this ordinance its most reasonable application. For the purpose of this ordinance, the words “must” and “shall” are mandatory and not permissive. All distances, unless otherwise specified, are measured horizontally.

1. **Accessory structure or facility.** Any building or improvement subordinate to a principal use which, because of the nature of its use, can reasonably be located at or greater than normal structure setbacks. Examples include swimming pools, saunas, detached garages, and storage sheds.
2. **Animal feedlot.** A facility as defined by [Minnesota Rules, part 7020.0300](#).
3. **Bluff.** A topographic feature such as a hill, cliff, or embankment having the following characteristics:
  - C. Part or all of the feature is located in a shoreland area;
  - D. The slope must drain toward the waterbody.
  - E. The slope rises at least 25 feet above the ordinary high water level; and  
The grade of the slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30 percent or greater (see

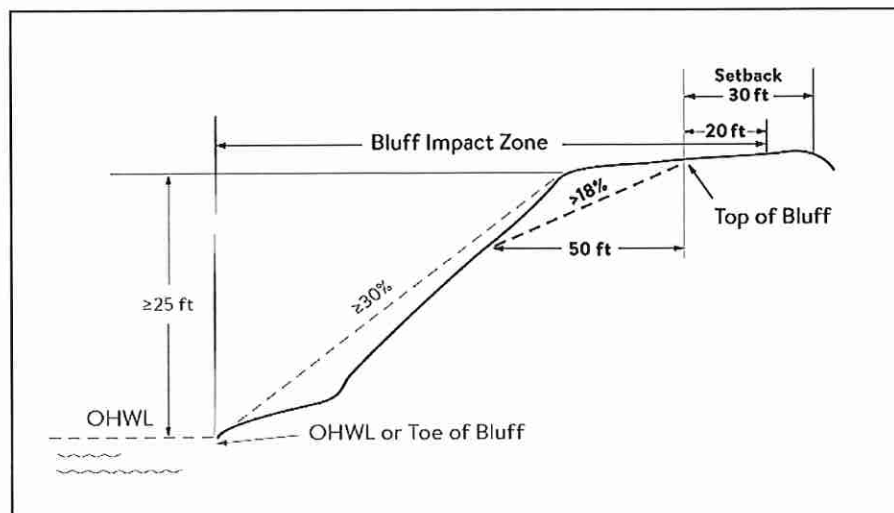
Figure 1)

Figure 1. Illustration of Bluff



4. Bluff impact zone. A bluff and land located within 20 feet of the top of a bluff. See Figure 3
5. Bluff, Toe of. The lower point of a 50-foot segment with an average slope exceeding 18 percent or the ordinary high water level, whichever is higher.
6. Bluff, Top of. For the purposes of measuring setbacks, bluff impact zone, and administering vegetation management standards, the higher point of a 50-foot segment with an average slope exceeding 18 percent. See Figure 3.

Figure 3. Bluff Impact Zone and Top of Bluff





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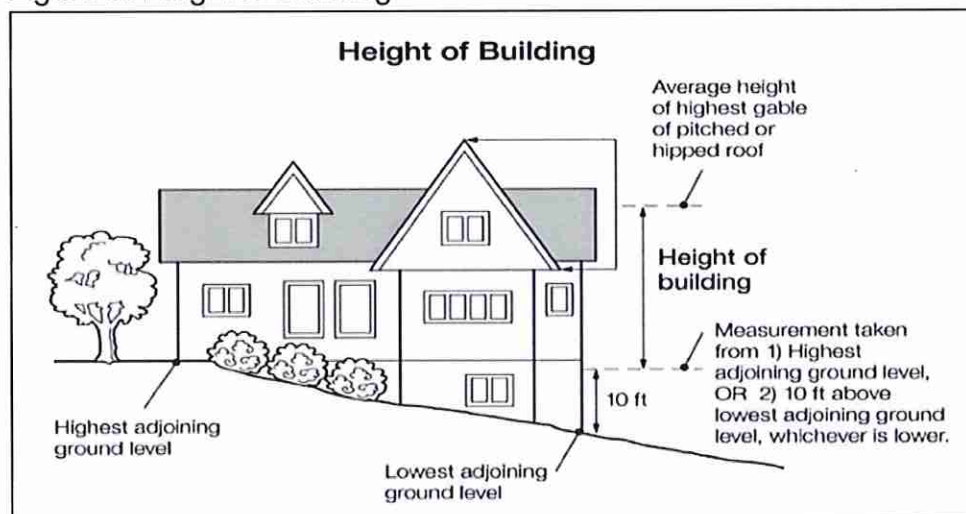
7. **Buffer.** A vegetative feature as defined by [Minnesota Statutes, Section 103F.48](#).
8. **Building line.** A line parallel to a lot line or the ordinary high water level at the required setback beyond which a structure may not extend.
9. **Commercial planned unit developments.** Developments that provide transient, short-term lodging spaces, rooms, or parcels and their operations are essentially service-oriented. For example, hotel/motel accommodations, resorts, recreational vehicle and camping parks, and other primarily service-oriented activities are commercial planned unit developments.
10. **Commercial use.** The principal use of land or buildings for the sale, lease, rental, or trade of products, goods, and services.
11. **Commissioner.** The commissioner of the Department of Natural Resources.
12. **Conditional use.** A land use or development as defined by ordinance that would not be appropriate generally but may be allowed with appropriate restrictions upon a finding that certain conditions as detailed in the zoning ordinance exist, the use or development conforms to the comprehensive land use plan of the community, and the use is compatible with the existing neighborhood.
13. **Deck.** A horizontal, unenclosed platform with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site and at any point extending more than three feet above ground.
14. **Duplex, triplex, and quad.** A dwelling structure on a single lot, having two, three, and four units, respectively, attached by common walls and each unit equipped with separate sleeping, cooking, eating, living, and sanitation facilities.
15. **Dwelling site.** A designated location for residential use by one or more persons using temporary or movable shelter, including camping and recreational vehicle sites.
16. **Dwelling unit.** Any structure or portion of a structure, or other shelter designed as short- or long-term living quarters for one or more persons, including rental or timeshare accommodations such as motel, hotel, and resort rooms and cabins.
17. **Expansion.** Any increase in a dimension such as number of units or size, area, volume, or height of an existing structure or accessory structure or facility.

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18. **Extractive use.** The use of land for surface or subsurface removal of sand, gravel, rock, industrial minerals, other nonmetallic minerals, and peat not regulated under Minnesota Statutes, Sections 93.44 to 93.51.
19. **Forest land conversion.** The clear cutting of forested lands to prepare for a new land use other than re-establishment of a subsequent forest stand.
20. **Hard Cover.** A constructed hard surface that prevents or retards entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development, including rooftops; sidewalks; patios; swimming pools; parking lots; concrete, asphalt, gravel driveways, or permeable pavers; and other similar
21. **Height of building.** The vertical distance between the highest adjoining ground level at the building or ten feet above the lowest adjoining ground level, whichever is lower, and the highest point of a flat roof or average height of the highest gable of a pitched or hipped roof (see Figure 3).

Figure 3. Height of Building



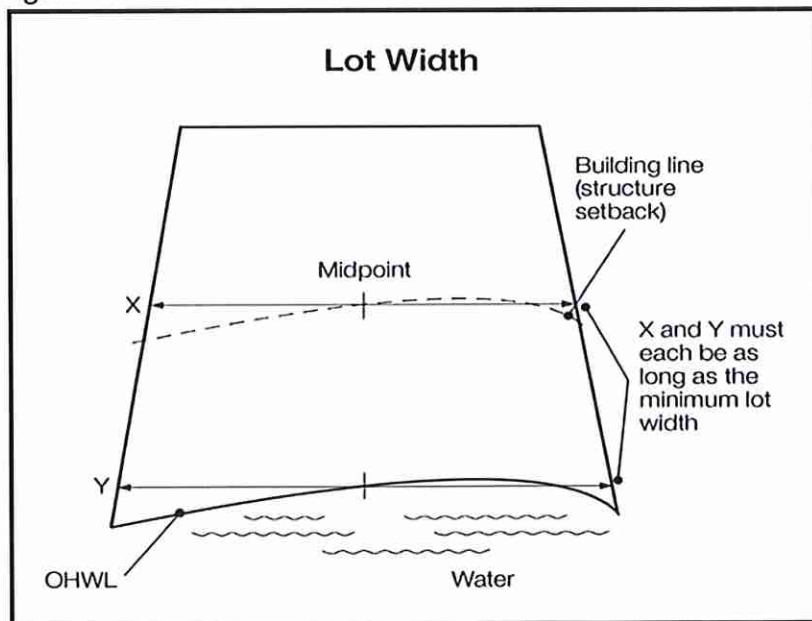
22. **Improvement.** Making an existing structure or accessory structure or facility of better quality, more efficient, or more aesthetically pleasing, that does not replicate what pre-existed, but does not include an expansion, enlargement, or intensification.

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23. **Industrial use.** The use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items.
24. **Intensive vegetation clearing.** The complete removal of trees or shrubs in a contiguous patch, strip, row, or block.
25. **Lot.** A parcel of land designated by plat, metes and bounds, registered land survey, auditors plot, or other accepted means and separated from other parcels or portions by said description for the purpose of sale, lease, or separation.
26. **Lot width.** The minimum distance between:
- F. Side lot lines measured at the midpoint of the building line; and
  - G. Side lot lines at the ordinary high-water level, if applicable (see Figure 4).

Figure 4. Lot Width



27. **Maintenance and repair.** Upkeep or preservation of an existing structure or accessory structure or facility against normal wear and tear or degradation over time that does not change exterior dimensions. Examples include the rehabilitation or replacement of windows, siding, a roof, or exterior finishes such as paint or stain.
28. **Metallic minerals and peat.** "Metallic minerals and peat" has the meaning given under [Minnesota Statutes, Sections 93.44 to 93.51](#).



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29. **Nonconformity.** Any legal use, structure or parcel of land already in existence, recorded, or authorized before the adoption of official controls or amendments to those controls that would not have been permitted to become established under the terms of the official controls as now written.
30. **Open Space.** A portion of a development site that is permanently set aside for public or private use and will not be developed. Open space may be used as community open space or preserved as green space including but not limited to lawns, woodlands, wetlands, parks, recreational facilities, ponds, floodplains and natural areas.
31. **Ordinary high water level.** The boundary of public waters and wetlands and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.
32. **Planned unit development.** A type of development characterized by a unified site design for a number of dwelling units or dwelling sites on a parcel, whether for sale, rent, or lease, and also usually involving clustering of these units or sites to provide areas of common open space, density increases, and a mix of structure types and land uses. These developments may be organized and operated as condominiums, time-share condominiums, cooperatives, full fee ownership, commercial enterprises, or any combination of these, or cluster subdivisions of dwelling units, residential condominiums, townhouses, apartment buildings, dwelling grounds, recreational vehicle parks, resorts, hotels, motels, and conversions of structures and land uses to these uses.
33. **Public waters.** Any water as defined in [Minnesota Statutes, Section 103G.005, Subd. 15, 15a.](#)
34. **Replacement and restoration.** Reconstruction of part or all of an existing structure or accessory structure or facility that closely matches or replicates the preexisting structure or facility.
35. **Residential planned unit development.** A use where the nature of residency is nontransient and the major or primary focus of the development is not service-oriented. For example, residential apartments, manufactured home parks, time-share condominiums, townhouses, cooperatives, and full fee ownership

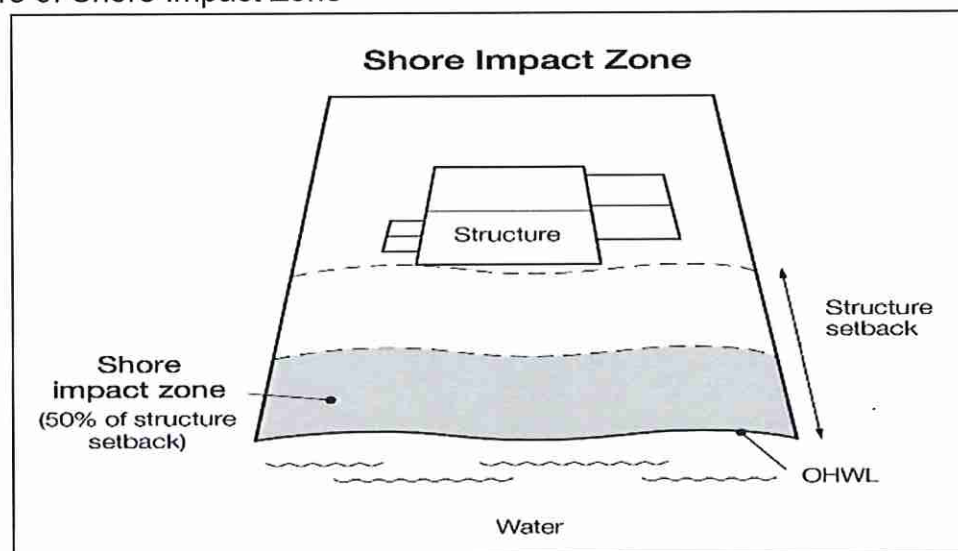
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residences would be considered as residential planned unit developments. To qualify as a residential planned unit development, a development must contain at least five dwelling units or sites.

36. **Resort.** "Resort" has the meaning in [Minnesota Statute, Section 103F.227](#).
37. **Semipublic use.** The use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.
38. **Setback.** The minimum horizontal distance between a structure, sewage treatment system, or other facility and an ordinary high water level, sewage treatment system, top of a bluff, road, highway, property line, or other facility.
39. **Sewage treatment system.** "Sewage treatment system" has the meaning given under [Minnesota Rules, part 7080.1100, Subp. 82](#).
40. **Sewer system.** Pipelines or conduits, pumping stations, and force main, and all other construction, devices, appliances, or appurtenances used for conducting sewage or industrial waste or other wastes to a point of ultimate disposal.
41. **Shore impact zone.** Land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50 percent of the structure setback (see Figure 5).

Figure 5. Shore Impact Zone



42. **Shoreland.** "Shoreland" means land located within the following distances from public waters:

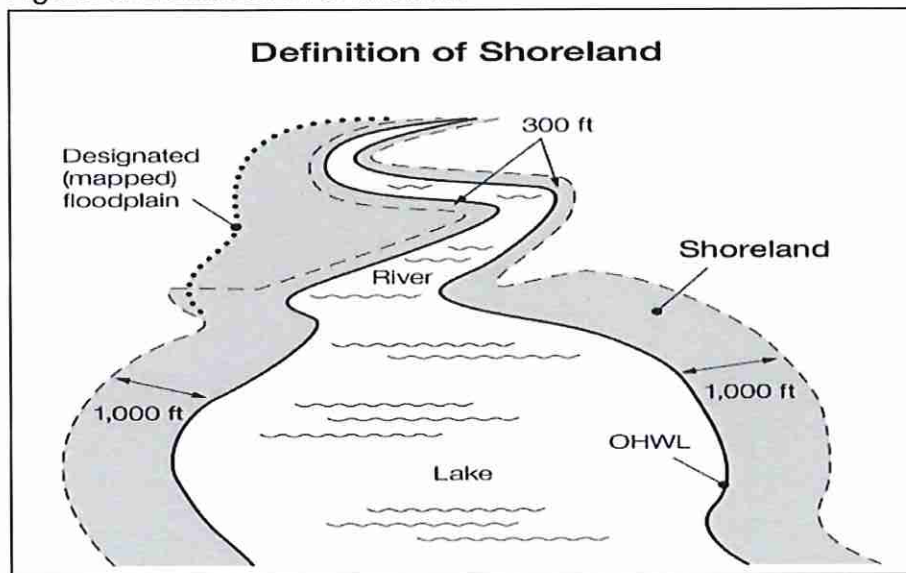


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- A. 1,000 feet from the ordinary high water level of a lake, pond, or flowage; and
- B. 300 feet from a river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater (see Figure 6).

Figure 6. Definition of Shoreland



- 43. Shore recreation facilities. Swimming areas, docks, watercraft mooring areas and launching ramps and other water recreation facilities.
- 43. Significant historic site. Any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatted cemetery that falls under the provisions of [Minnesota Statutes, Section 307.08](#). A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the Minnesota state archaeologist or the director of the Minnesota Historical Society. All unplatted cemeteries are automatically considered to be significant historic sites.
- 45. Steep slope. Lands having average slopes over 12 percent, as measured over horizontal distances of 50 feet or more, which are not bluffs.
- 46. Structure. Any building or appurtenance, including decks, except aerial or underground utility lines, such as sewer, electric, telephone, telegraph, gas lines, towers, poles, and other supporting facilities.

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- 47. **Subdivision.** Land that is divided for the purpose of sale, rent, or lease, including planned unit developments.
- 48. **Suitability analysis.** An evaluation of land to determine if it is appropriate for the proposed use. The analysis considers factors relevant to the proposed use and may include the following features: susceptibility to flooding; existence of wetlands; soils, erosion potential; slope steepness; water supply, sewage treatment capabilities; water depth, depth to groundwater and bedrock, vegetation, near-shore aquatic conditions unsuitable for water-based recreation; fish and wildlife habitat; presence of significant historic sites; or any other relevant feature of the natural land.
- 49. **Variance.** "Variance" means the same as that defined in Minnesota Statutes, [Section 462.357 Subd. 6 \(2\)](#) (*for municipalities*).
- 49. **Water-oriented accessory structure or facility.** A small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to surface water, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include, watercraft and watercraft equipment storage structures, gazebos, screen houses, fish houses, pump houses, patios, and detached decks. Boathouses and boat storage structures given the meaning under [Minnesota Statutes, Section 103G.245](#) are not a water-oriented accessory structures.
- 41. **Water-dependent use.** The use of land for commercial, industrial, public or semi-public purposes, where access to and use of a public water is an integral part of the normal conduct of operation. Marinas, resorts, and restaurants with transient docking facilities are examples of uses typically found in shoreland areas.
- 42. **Wetland.** "Wetland" has the meaning given under [Minnesota Rule, part 8420.0111](#).

SUBD. D ADMINISTRATION

- 1. **Purpose.** The purpose of this Section is to identify administrative provisions to ensure the ordinance is administered consistent with its purpose.
- 2. **Permits.**

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- A. A permit is required for the construction of buildings or building additions (including construction of decks and signs), the installation and/or alteration of sewage treatment systems, and those grading and filling activities not exempted by Subd. J.3 of this ordinance.
  - B. A certificate of compliance, consistent with [Minnesota Rules Chapter 7082.0700 Subp. 3](#), is required whenever a permit or variance of any type is required for any improvement on or use of the property. A sewage treatment system shall be considered compliant if the only deficiency is the system's improper setback from the ordinary high water level.
- 3. **Application materials.** Application for permits and other zoning applications such as variances shall be made to the Zoning Administrator on the forms provided. The application shall include the necessary information so that the Zoning Administrators can determine that the application is complete and evaluate how the application complies with the provisions of this ordinance.
- 4. **Certificate of Zoning Compliance.** The Zoning Administrator shall issue a certificate of zoning compliance for each activity requiring a permit as specified in Section 51.51, Subd. D.2 of this ordinance. This certificate will specify that the use of land conforms to the requirements of this ordinance. Any use, arrangement, or construction at variance with that authorized by permit shall be deemed a violation of this ordinance and shall be punishable as provided in Section 51.51, Subd.B.2 of this ordinance.
- 5. **Variances.** Variances may only be granted in accordance with Minnesota Statutes, [Section 462.357](#) and are subject to the following:
  - A. A variance may not circumvent the general purposes and intent of this ordinance; and
  - B. For properties with existing sewage treatment systems, a certificate of compliance, consistent with [Minnesota Rules Chapter 7082.0700 Subp. 3](#), is required for variance approval. A sewage treatment system shall be considered compliant if the only deficiency is the system's improper setback from the ordinary high water level.
- 6. **Conditional Uses.** All conditional uses in the shoreland area are subject to a thorough evaluation of the waterbody and the topographic, vegetation, and soil conditions to ensure:
  - A. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.



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- B. The visibility of structures and other facilities as viewed from public waters is limited.
  - C. There is adequate municipal utilities or on-site water supply and on-site sewage treatment; and
  - D. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.
7. Mitigation.
- A. In evaluating all variances, conditional uses, zoning and building permit applications, the zoning authority shall require the property owner to address the following conditions, when related to and proportional to the impact, to meet the purpose of this ordinance, to protect adjacent properties, and the public interest:
    - 1) Advanced storm water runoff management treatment.
    - 2) Reducing impervious surfaces.
    - 3) Increasing setbacks from the ordinary high water level;
    - 4) Restoration of wetlands.
    - 5) Limiting vegetation removal and/or riparian vegetation restoration.
    - 6) Provisions for the location, design, and use of structures, sewage treatment systems, water supply systems, watercraft launching and docking areas, and parking areas; and
    - 7) Other conditions the zoning authority deems necessary.
  - B. In evaluating plans to construct sewage treatment systems, roads, driveways, structures, or other improvements on steep slopes, conditions to prevent erosion and to preserve existing vegetation screening of structures, vehicles, and other facilities as viewed from the surface of public waters assuming summer, leaf-on vegetation shall be attached to permits.
8. Nonconformities.
- A. All legally established nonconformities as of the date of this ordinance may continue, but will be managed according to Minnesota Statutes, Sections 462.357 Subd. 1e and other regulations of this community for alterations and additions; repair after damage; discontinuance of use; and intensification of use.

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- B. All additions or expansions to the outside dimensions of an existing nonconforming structure must meet the setback, height, lowest floor elevations, and other requirements of this ordinance. Any deviation from these requirements must be authorized by a variance.
9. Notifications to the Department of Natural Resources.
- A. All amendments to this shoreland ordinance must be submitted to the Department of Natural Resources for review and approval for compliance with the statewide shoreland management rules. The City of Delano will submit the proposed ordinance amendments to the commissioner or the commissioner's designated representative at least 30 days before any scheduled public hearings.
  - B. All notices of public hearings to consider variances, ordinance amendments, or conditional uses under shoreland management controls must be sent to the commissioner or the commissioner's designated representative at least ten (10) days before the hearings. Notices of hearings to consider proposed subdivisions/plats must include copies of the subdivision/plat.
  - C. All approved ordinance amendments and subdivisions/plats, and final decisions approving variances or conditional uses under local shoreland management controls must be sent to the commissioner or the commissioner's designated representative and postmarked within ten days of final action. When a variance is approved after the Department of Natural Resources has formally recommended denial in the hearing record, the notification of the approved variance shall also include the summary of the public record/testimony and the findings of facts and conclusions which supported the issuance of the variance.
  - D. Any request to change the shoreland management classification of public waters within the City of Delano must be sent to the commissioner or the commissioner's designated representative for approval, and must include a resolution and supporting data as required by [Minnesota Rules, part 6120.3000, subp.4](#).
  - E. Any request to reduce the boundaries of shorelands of public waters within City of Delano must be sent to the commissioner or the commissioner's designated representative for approval and must include a resolution and supporting data. The boundaries of shorelands may be reduced when the shoreland of water bodies with different classifications overlap. In these cases, the topographic divide between the water bodies shall be used for adjusting the boundaries.

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10. **Mandatory EAW.** An Environmental Assessment Worksheet consistent with Minnesota Rules, Chapter 4410 must be prepared for projects meeting the thresholds of [Minnesota Rules, part 4410.4300, Subparts 19a, 20a, 25, 27, 28, 29, and 36a.](#)

**Subd. E. Shoreland Classification System.**

1. **Purpose.** To ensure that shoreland development on the public waters of the City of Delano is regulated consistent with the classifications assigned by the commissioner under [Minnesota Rules, part 6120.3300.](#)
2. The shoreland area for the waterbodies listed in this Subdivision are shown on the Official Zoning Map.
3. Rivers and Streams are classified as follows: The shoreland overlay district shall extend three hundred (300) feet from the river's ordinary high water level.

**A. Agriculture.**

<b>Agriculture River Name</b>	<b>Legal Description</b>
Crow River – South Fork	M-064-005

**Subd. F. Land Uses.**

1. **Purpose.** To identify land uses that are compatible with the protection and preservation of shoreline resources in order to conserve the economic and environmental values of shoreland and sustain water quality.
2. **Shoreland district land uses.** The land uses within the shoreland overlay district shall be guided by the Delano Comprehensive land use plan and dictated by the applicable underlying base zoning district as defined in Sections 52.05 through 51.32 of the Delano Zoning Code. Where shoreland permitting or performance standards for the land uses listed in Subd. F.3 below are more restrictive than the shoreland district standards shall apply.
  - A. **Permitted uses (P).** These uses are allowed, provided all standards in the Shoreland ordinance are followed.
  - B. **Conditional uses (C).** These uses are allowed through a conditional use permit. The use must be evaluated according to the criteria in Subd. D.6. of this shoreland district and any additional conditions listed in this ordinance; and
  - C. **Not permitted uses (N).** These uses are prohibited.



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3. Land uses for river and stream classifications:

Land Uses	Agriculture
Single residential	P
Duplex	P
Residential PUD Triplex, Quads, Townhomes and Multiple Family uses.	C
Water-dependent commercial - Accessory to residential PUD	C
Commercial	C
Commercial PUD - Expansion of PUD involving up to six additional units or sites allowed as a permitted use provided the provisions of Section L are satisfied.	C
Solar Power Facilities (principal land use)	C
Parks & historic sites	C
Public, semipublic	C
Industrial	N
Agricultural: cropland and pasture	P
Agricultural feedlots: New	N
Agricultural feedlots: Expansion or resumption of existing	C
Forest management	N
<u>Forest land conversion</u>	<u>C</u>
<u>Extractive use</u>	<u>C</u>
<u>Mining of metallic minerals and peat</u>	<u>N</u>

Subd. G. SPECIAL LAND USE PROVISIONS

1. Commercial, Industrial, Public, and Semipublic Use Standards.

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- A. Water-dependent uses may be located on parcels or lots with frontage on public waters provided that:
- 1) The use complies with provisions of Subd. I.
  - 2) The use is designed to incorporate topographic and vegetative screening of parking areas and structures.
  - 3) Uses that require short-term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need; and
  - 4) Uses that depend on patrons arriving by watercraft may use signs and lighting, provided that:
    - 1) Signs placed in or on public waters must only convey directional information or safety messages and may only be placed by a public authority or under a permit issued by the county sheriff; and
    - 2) Signs placed within the shore impact zone are:
      - (1) No higher than ten feet above the ground, and no greater than 32 square feet in size; and
      - (2) If illuminated by artificial lights, the lights must be shielded or directed to prevent illumination across public waters; and
    - 3) Other lighting may be located within the shore impact zone or over public waters if it is used to illuminate potential safety hazards and is shielded or otherwise directed to prevent direct illumination across public waters. This does not preclude use of navigational lights.
- B. Commercial, industrial, public, and semi-public uses that are not water-dependent must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must either be set back double the ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf-on conditions.

2. Agriculture Use Standards.

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- A. Buffers.
  - 1) The shore impact zone for parcels with permitted agricultural land uses is equal to a line parallel to and 50 feet from the ordinary high water level.
  - 2) General cultivation farming, grazing, nurseries, horticulture, truck farming, sod farming, and wild crop harvesting are permitted uses if steep slopes and shore and bluff impact zones are maintained in perennial vegetation or operated under an approved conservation plan consistent with the field office technical guides of the Wright County Soils and Water Conservation District.
- 3. **Extractive Use Standards.** Extractive uses are conditional uses and must meet the following standards:
  - A. **Site Development and Restoration Plan.** A site development and restoration plan must be developed, approved, and followed over the course of operation. The plan must:
    - 1) Address dust, noise, possible pollutant discharges, hours and duration of operation, and anticipated vegetation and topographic alterations.
    - 2) Identify actions to be taken during operation to mitigate adverse environmental impacts, particularly erosion; and
    - 3) Clearly explain how the site will be rehabilitated after extractive activities end.
  - B. **Setbacks for Processing Machinery.** Processing machinery must meet structure setback standards from ordinary high water levels and from bluffs.

**Subd. H. DIMENSIONAL AND GENERAL PERFORMANCE STANDARDS**

- 1. **Purpose.** To establish dimensional and performance standards that protect shoreland resources from impacts of development.
- 2. **Lot Area and Width Standards.** After the effective date of this ordinance, all new lots within the shoreland overlay district must meet the following minimum lot area and lot width requirements of Subd. H.2.E, subject to the following standards:
  - A. Only lands above the ordinary high water level and excluding rights-of-way can be used to meet lot area and width standards.
  - B. Lot width standards must be met at both the ordinary high water level and at the building line.



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- C. The sewer lot area dimensions can only be used if publicly owned sewer system service is available to the property.
- D. Residential subdivisions with dwelling unit densities exceeding those in Subd. H.2.E are allowed only if designed and approved as residential PUDs under Subd. L of this ordinance; and
- E.

Lot Type	Lot Area – Riparian w/ Sewer	Lot Area- Nonriparian w/ sewer	Lot Width – Riparian w/ Sewer	Lot width – Non Riparian w/ sewer
Single	15,000 sq. ft.	Lot area of the base zoning district	150 feet	150 feet
Duplex	10,000 sq. ft. per unit.	6,000 sq. ft. per unit.	225 feet	<u>225 feet.</u>

4. Placement, Height, and Design of Structures.

- A. OHWL Setback for Structures and Sewage Treatment Systems. When more than one setback applies to a site, structures and facilities must be located to meet all setbacks and comply with the following OHWL setback provisions. The structure setback standards for sewer properties can only be used if publicly owned sewer system service is available.

Waterbody Classification	Structures with No Sewer	Structures with Sewer	Sewage Treatment Systems
Agriculture, Urban, & Tributary Rivers	100	50	75

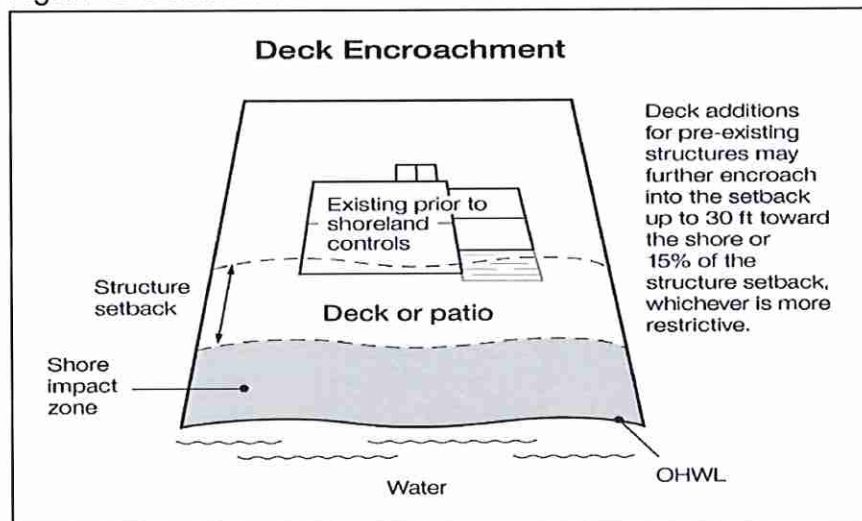
- 1) OHWL Setbacks. Structures surfaces, and sewage treatment systems must meet setbacks from the Ordinary High Water Level (OHWL), except that one water oriented detached deck or patio designed in accordance with Subd. I. 3 or this ordinance, may be setback a minimum distance of ten (10) feet from the OHWL or top of bluff.

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- 2) Setbacks of decks. Deck additions may be allowed without a variance to a structure not meeting the required setback from the ordinary high water level if all of the following criteria are met:
- a) The structure existed on the date June 20, 2006 the structure setbacks were established.
  - b) A thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding the existing ordinary high water level setback of the structure.
  - c) The deck encroachment toward the ordinary high water level does not exceed 15 percent of the existing setback of the structure from the ordinary high water level or is no closer than 25 feet from the OHWL, whichever is more restrictive; and
  - d) The deck is constructed primarily of wood and is not roofed or screened (see Figure 8).

Figure 8. Deck Encroachment



- 3) Additional structure setbacks. Structures must also meet the following setbacks, regardless of the waterbody classification:

Setback from:	Setback (ft)
Top of bluff	30
Unplatted cemetery	50
Right-of-way line of federal, state, or county highway	Base zoning district

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Setback from:	Setback (ft)
Right-of-way line of town road, public street, or other roads not classified	Base zoning district

The minimum structure setback from a street shall be established by the applicable zoning district as defined in Sections 52.05 through 51.32 of the Delano Zoning Code.

- 4) *Bluff Impact Zones.* Structures, hard surfaces, and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.
- B. **Height of Structures.** All structures in residential districts in cities, except churches and nonresidential agricultural structures, must not exceed 35 feet in height.
- C. **Lowest Floor Elevation.** Determining elevations. Structures must be placed at an elevation consistent with the applicable floodplain regulatory elevations. Where these elevations are not known, the lowest floor, including basement, must be placed or flood-proofed at an elevation determined using the following methodology:
- 1) For lakes, by placing the lowest floor at a level at least three feet above the highest known water level, or three feet above the ordinary high water level, whichever is higher (see Figure 9);
  - 2) For rivers and streams, by placing the lowest floor at least three feet above the highest known flood elevation. If highest known flood elevation is not available, by placing the lowest floor at least three feet above the ordinary high water level (see Figure 9), or by conducting a technical evaluation to establish a flood protection elevation. Technical evaluations must be done by a qualified engineer or hydrologist consistent with Minnesota Rules, parts 6120.5000 to 6120.6200.
  - 3) **Methods for placement.**
    - a) In addition to the lowest floor, all service utilities must be elevated or water-tight to the elevation determined in part A.
    - b) If elevation methods involving fill would result in filling in the shore impact zone, then structures must instead be elevated through floodproofing methods in accordance with Subd. H.4.C.3.c) below.
    - c) If the structure is floodproofed, then it must be built to resist hydrostatic pressure through elevation methods such as blocks, pilings, filled stem walls, elevated concrete pad, internally flooded

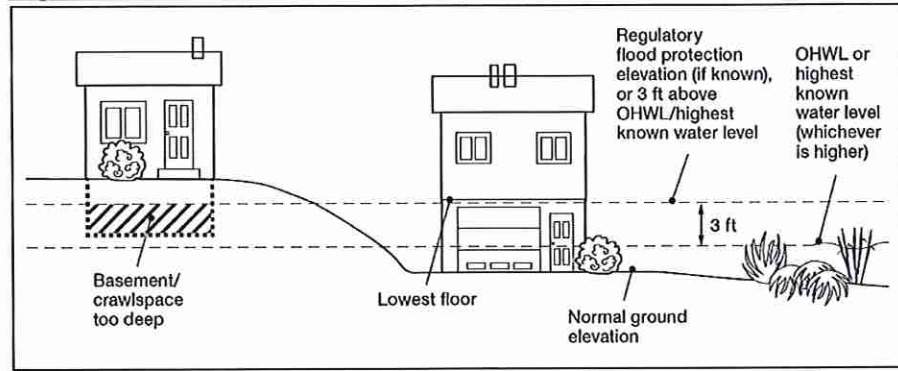


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enclosed areas, or through other accepted engineering practices consistent with FEMA technical bulletins 1, 2 and 3.

Figure 9. Lowest Floor Elevation



- D. Significant Historic Sites. No structure may be placed on a significant historic site in a manner that affects the value of the site unless adequate information about the site has been removed and documented in a public repository.

5. Water Supply and Sewage Treatment.

- A. Public Utilities. New development shall be connected to Municipal sanitary sewer and water utilities.
- B. Water supply. Any public or private supply of water for domestic purposes must meet or exceed standards for water quality of the Minnesota Department of Health and the Minnesota Pollution Control Agency.
- C. Sewage treatment. Any premises used for human occupancy must be connected to a publicly-owned sewer system, where available or comply with Minnesota Rules, Chapters 7080 – 7081.

Subd. I. PERFORMANCE STANDARDS FOR PUBLIC AND PRIVATE FACILITIES

1. Placement and Design of Roads, Driveways, and Parking Areas. These facilities must be designed to take advantage of natural vegetation and topography to achieve maximum screening as viewed from public waters. They must be constructed to minimize and control erosion to public waters consistent with the field office technical guides of Delano's Stormwater Management requirements and comply with the following standards:
- A. Public roads, driveways, and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones, when other reasonable

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and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas and must be designed to minimize adverse impacts. Private roads, driveways, and parking areas are prohibited in bluff and shore impact zones.

- B. Public Watercraft access ramps, approach roads, and access-related parking areas may be placed within shore impact zones provided the vegetative screening and erosion control conditions of this subpart are met.
- C. Private watercraft access ramps, approach roads, and access-related parking areas are prohibited.
- D. For public roads, driveways and parking areas, documentation must be provided by a qualified individual that they are designed and constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local soil and water conservation district, or other applicable technical materials.

**2. Stairways, Lifts, and Landings.** Stairways and lifts are the only method for achieving shoreline access up and down slopes over 15%. Stairways, lifts, and landings must meet the following design requirements and require a permit

- A. Stairways and lifts must not exceed four feet in width on residential lots. Wider stairways may be used for commercial properties, public recreational uses, and planned unit developments.
- B. Landings for stairways and lifts on residential lots must not exceed 32 square feet in area. Landings larger than 32 square feet may be used for commercial properties, public-space recreational uses, and planned unit developments.
- C. Canopies or roofs are not allowed on stairways, lifts, or landings.
- D. Stairways, lifts, and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion.
- E. Stairways, lifts, and landings must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the public water assuming summer, leaf-on conditions, whenever practical; and
- F. Facilities such as ramps, lifts, or mobility paths for physically handicapped persons are also allowed for achieving access to shore areas, if they are consistent with

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the dimensional and performance standards of sub items 2A to 2E above and the requirements of [Minnesota Rules, Chapter 1341](#).

- G. Only one stairway, lift, or access path is allowed per lot.

3. Water-oriented decks and patios. Each residential lot may have one detached deck or patio with a permit if it complies with the following provisions:

- A. The detached deck shall not exceed three feet above grade at any point or an at-grade patio and cannot occupy an area greater than 250 square feet.
- B. The setback of the deck or patio from the top of bluff or OHWL must be at least ten feet
- C. The structure or facility must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf-on conditions.
- D. No roof may be used. Safety rails are allowed but structure must not be enclosed with a roof or sidewalls or used as a storage area.
- F. The structure or facility must not be designed or used for human habitation and shall not contain water supply or sewage treatment facilities.

4. Fences. Fences between principal structures and the waterbody are allowed if fences are:

- A. Not higher than six feet.
- B. Not located within the Shoreland impact zone and bluff impact zone except for farm fences.
- C. Not located in the regulatory floodplain, except for farm fences.

5. Lighting. All exterior lighting shall comply with Section 51.03, Subdivision D.2 Outdoor Lighting standards of this code.

Subd. J. **VEGETATION AND LAND ALTERATIONS**

- 1. **Purpose.** Alterations of vegetation and topography are regulated to prevent erosion into public waters, fix nutrients, preserve shoreland aesthetics, preserve historic values, prevent bank slumping, sustain water quality, and protect fish and wildlife habitat.
- 2. **Vegetation Management.**
  - A. A vegetation permit is required prior to vegetative clearing in the shore impact zone and bluff impact zone and on steep slopes. No clearing is allowed until a



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plan is submitted and approved consistent with these vegetation management provisions.

- B. Removal or alteration of vegetation must comply with the provisions of this subsection except for:
  - 1) Vegetation alteration necessary for the construction of structures and sewage treatment systems under validly issued permits for these facilities.
  - 2) The construction of public roads and parking areas is consistent with Subd. I.1 of this ordinance.
  - 3) Agricultural uses consistent with Subd. G.2 of this ordinance.
- C. Intensive vegetation clearing in the shore and bluff impact zones and on steep slopes is prohibited.
  - 1) D. Limited clearing and trimming of trees and shrubs in the shore and bluff impact zones and on steep slopes, is allowed to provide a view to the water from the principal dwelling and to accommodate the placement of stairways and landings, access paths, , and permitted water-oriented decks and patios, provided that: Vegetation be maintained to screen structures, vehicles, or other facilities by at least 50% as viewed from the water, assuming summer, leaf-on conditions. The maximum view corridor shall be 25 feet for single family residential lots and 50 feet or one-third of the parcel width, whichever is less for other lots.
  - 2) The existing shading of water surfaces along rivers is preserved.
  - 3) Cutting debris or slash shall be scattered and not mounded on the ground; and
  - 4) Perennial ground cover is retained.
  - 5) Picnic areas, access paths, livestock watering areas, beaches and watercraft access areas are prohibited in bluff impact zones.
- E. Removal of trees, limbs, or branches that are dead, diseased, dying, or pose safety hazards is allowed without a permit.
- F. Fertilizer and pesticide runoff into surface waters must be minimized through use of vegetation, topography or both.
- G. Violations of the vegetation standards shall be subject to a Restoration Order including vegetation restoration plan and a three-year maintenance plan prepared by the landowner and approved by the zoning administrator. Near

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shore or highly erodible locations are to be restored with a mix of deep-rooted woody and herbaceous vegetation with high stem-density, suitable for the location.

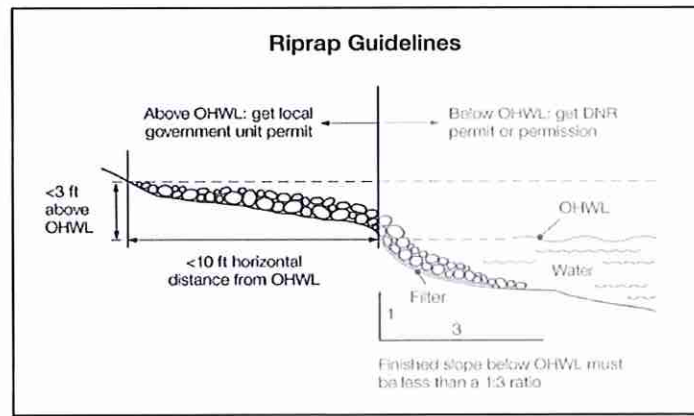
3. Grading and Filling.

- A. Grading and filling activities must comply with the provisions of this subsection except for the construction of public roads and parking areas if consistent with Subd. I.1 of this ordinance.
- B. Permit Requirements.
  - 1) Grading, filling and excavations necessary for the construction of structures, sewage treatment systems, and driveways, if part of an approved permit, do not require a separate grading and filling permit. However, the standards in Subd. J.3.C of this ordinance must be incorporated into the permit.
  - 2) For all other work, including driveways not part of another permit, a grading and filling permit is required for:
    - a) The movement of more than 10 cubic yards of material on steep slopes or within shore or bluff impact zones; and
    - b) The movement of more than 50 cubic yards of material outside of steep slopes and shore and bluff impact zones.
    - c) Placement of retaining walls, including boulder walls within the shore impact zone and bluff impact zone provided that:
      - 1. If the project includes work at or below the OHWL, the commissioner has already approved or permitted the project.
      - 2. The structures are used only to correct a documented existing erosion problem and not for aesthetic reasons.
      - 3. The height and length are the minimum necessary to control the erosion problem and are not higher than 4 feet or longer than 10 feet, unless the zoning administrator determines that a larger wall is necessary to correct the erosion problem; and
      - 4. Walls are screened by vegetation to not be visible from the waterbody.

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- d) Placement of natural rock rip rap, including associated grading of the shoreline and placement of a filter blanket is permitted if:
1. If the project includes work at or below the OHWL, the commissioner has already approved or permitted the project.
  2. The riprap is used only to correct a documented existing erosion problem and not for aesthetic reasons. The finished slope does not exceed three feet horizontal to one-foot vertical;
  3. The landward extent of the riprap is within ten feet of the ordinary high-water level; and
  4. The height of the riprap above the ordinary high water level does not exceed three feet (see Figure 10).
  5. A vegetative buffer, consisting of deep rooted and woody vegetation, is to be established at a distance no less than ten feet from the landward extent of the riprap.
  6. Figure 10. Riprap Guidelines



- C. Grading, filling and excavation activities must meet the following standards:
- 1) Grading or filling of any wetland must meet or exceed the wetland protection standards under [Minnesota Rules, Chapter 8420](#) and any other permits, reviews, or approvals by other local state, or federal agencies such as watershed districts, the DNR or US Army Corps of Engineers;
    - a) Land alterations must be designed and implemented to minimize the amount of erosion and sediment from entering surface waters during and after construction consistently by:
    - b) Limiting the amount and time of bare ground exposure.



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- c) Using temporary ground covers such as mulches or similar materials.
- d) Establishing permanent, deep-rooted and dense vegetation cover as soon as possible.
- e) Using sediment traps, vegetated buffer strips or other appropriate techniques.
- f) Stabilizing altered areas to acceptable erosion control standards consistent with the field office technical guides of the soil and water conservation district.
- g) Not placing fill or excavated material in a manner that creates unstable slopes. Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater.
- h) Fill or excavated material must not be placed in bluff impact zones.
- i) Any alterations below the ordinary high-water level of public waters must first be authorized by the commissioner under [Minnesota Statutes, Section 103G](#); and
- j) Alterations of topography are only allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties.

4. Stormwater Management.

A. General Standards:

1. When possible, existing natural drainageways, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.
2. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized as soon as possible, and appropriate facilities or methods used to retain sediment on the site.
3. When development density, topography, soils, and vegetation are not sufficient to adequately handle stormwater runoff, constructed facilities such as settling basins, skimming devices, dikes, waterways, ponds and infiltration

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may be used. Preference must be given to surface drainage, vegetation, and infiltration rather than buried pipes and man-made materials and facilities.

B. Specific Standards:

1. Impervious surfaces of lots must not exceed 25 percent of the lot area.
2. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation district or the Minnesota Stormwater Manual, as applicable.
3. New constructed stormwater outfalls to public waters must be consistent with [Minnesota Rules, part 6115.0231](#).

Subd. K. SUBDIVISION/PLATTING PROVISIONS

1. **Purpose.** To ensure that new development minimizes impacts to shoreland resources and is safe and functional.
2. **Land suitability.** Each lot created through subdivision, including planned unit developments authorized under Subdivision L of this ordinance, must be suitable in its natural state for the proposed use with minimal alteration. A suitability analysis must be conducted for each proposed subdivision, including planned unit developments, to determine if the subdivision is suitable in its natural state for the proposed use with minimal alteration and whether any feature of the land is likely to be harmful to the health, safety, or welfare of future residents of the proposed subdivision or of the community.
3. **Consistency with other controls.** Subdivisions and each lot in a subdivision shall meet all official controls so that a variance is not needed later to use the lots for their intended purpose.
4. **Water and Sewer Design Standards.**
  - A. All urban lot subdivisions shall be connected to municipal sanitary sewer and water utilities.
  - B. Potable water supply and a sewage treatment system consistent with [Minnesota Rules, Chapters 7080 – 7081](#) must be provided for every lot.

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- B. Each lot must include at least two soil treatment and dispersal areas that support systems described in [Minnesota Rules, parts 7080.2200 to 7080.223](#) or site conditions described in [part 7081.0270, subparts 3 to 7](#), as applicable.
  - C. Lots that would require the use of holding tanks are prohibited.
- 5. **Subdivision Application, Submission Information and Process.** All subdivisions shall be processed in accordance with the Delano Subdivision and Platting Code as may be amended.
  - 6. **Information requirements.** The submission information outlined in the Delano Subdivision and Platting Code Section 3.1 Sketch plan or Section 4.1 Preliminary Plat as may be applicable.
  - 7. **Dedications.** When a land or easement dedication is a condition of subdivision approval, the approval must provide easements over public utilities, natural drainage or ponding areas for management of stormwater, wetlands, wetland buffers, conservation areas, etc.

**Subd. L. PLANNED UNIT DEVELOPMENTS (PUDs)**

- 1. **Purpose.** To protect and enhance the natural and scenic qualities of shoreland areas during and after development and redevelopment of high density residential and commercial uses.
- 2. **Types of PUDs Permissible.** Planned unit developments (PUDs) are allowed for new projects on undeveloped land, redevelopment of previously built sites, or conversions of existing buildings and land. Deviation from the minimum lot size standards of Subd. H of this ordinance is allowed if the standards in this Section are met.
- 3. **Processing of PUDs.** Planned unit developments in the shoreland district must be processed as a zoning map amendment or conditional use permit and comply with the provisions of this section in addition to those standards outlined elsewhere in the zoning and subdivision regulations. When there is a conflict in requirements, the more stringent of the requirements shall be applied. An expansion to an existing commercial PUD involving 6 or less new dwelling units or sites since the date this ordinance was adopted is permissible as a permitted use provided the total project density does not exceed the allowable densities. Approval cannot occur until all applicable environmental reviews are complete.
- 4. **Application for a PUD.** The applicant for a PUD must submit the following documents:



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- A. A survey identifying parcel boundaries, the OHWL of public waters, wetlands, floodplains, drainage ways, woodlands and bluffs and other resources in the city's natural resource inventory.
- B. Site plans and/or plat showing:
  - 1) Parcel boundaries.
  - 2) Surface water features, including the OHWL.
  - 3) Existing and proposed structures and other facilities.
  - 4) Land alterations.
  - 5) Sewage treatment and water supply systems (where public systems will not be provided).
  - 6) Location of Bluff impact zones and top of bluff
  - 7) Topographic contours at two-foot intervals; and
  - 8) Identification of buildings and portions of the project that are residential, commercial, or a combination of the two (if project combines commercial and residential elements).
- B. For Common Interest Community subdivisions or subdivisions with common property in joint ownership a property owner's association agreement for residential PUDs with mandatory membership consistent with Subd. L. 5.C.2).
- C. Deed restrictions, covenants, permanent easements, dedication or other methods providing similar protection that:
  - 1) Address future vegetative and topographic alterations, construction of additional buildings, beaching of watercraft, and construction of commercial buildings in residential PUDs; and
  - 2) Ensure the long-term preservation and maintenance of open space in accordance with the criteria and analysis specified Subd.L. 5.C.1).
- D. A master plan/site plan describing the project and showing floor plans for all commercial structures.
- F. Additional documents necessary to explain how the PUD will be designed and will function.

5. Design Criteria

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A. General Design Standards.

- 1) All residential PUDs must contain at least five dwelling units.
- 2) All projects shall be served by municipal sanitary sewer and municipal water.
- 3) Structures and accessory structures shall be setback 50 feet from the OHWL and 30 feet from the top of bluff.
- 4) One water-oriented accessory structure is allowed per PUD if consistent with the design standards in Section I.3.
- 5) One stairway or lift is allowed per PUD if consistent with the design standards in Section I.2.
- 6) Parking shall meet the minimum setbacks of the Delano zoning code including fifty (50) feet from the OHWL.
- 7) Structures, parking areas, and other facilities must be designed to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, or other means acceptable to the local unit of government, assuming summer, leaf-on conditions. Vegetative and topographic screening must be preserved, if existing, or may be required to be provided.

B. Open Space Requirements.

- 1) Required Open space. Open space must equal a percentage of the total project area:
  - a) 50% for residential PUDs
  - b) 30% for hotel PUDs
- 2) Open space must include:
  - a) Areas with physical characteristics unsuitable for development in their natural state.
  - b) Areas containing significant historic sites or unplatted cemeteries.
  - c) Seventy-five (75%) percent of the shore impact zone which shall not contain mowed lawn. The Shore Impact Zone shall be landscaped and maintained with native vegetation.
- 3) Open space shall not include:
  - a) The land area of structures, except land dedicated to public parks

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- b) Land area within 25 feet of structures, except land dedicated to public parks
- c) Road rights-of-ways
- d) Hard surfaces except those used for outdoor recreational facilities
- e) Land below the OHWL of a public water

C. Open Space maintenance and administration.

- 1) Open space preservation. The appearance of open space areas, including topography, vegetation, and allowable uses, must be preserved and maintained by use of deed restrictions, covenants, permanent easements, public dedication, or other equally effective and permanent means. The instruments must prohibit:
  - a) Commercial uses (for residential PUD's).
  - b) Vegetation and topographic alterations other than routine maintenance.
  - c) Construction of additional buildings or storage of vehicles and other materials; and
  - d) Uncontrolled beaching of watercraft.
- 2) Development organization and functioning. Unless an equally effective alternative community framework is established, all residential planned unit developments must use an owners association with the following features:
  - a) Membership must be mandatory for each dwelling unit or dwelling site owner and any successive owner.
  - b) Each member must pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units.
  - c) Assessments must be adjustable to accommodate changing conditions; and
  - d) The association must be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.

D. A master plan/site plan describing the project and showing floor plans for all commercial structures.

E. Additional documents necessary to explain how the PUD will be designed and will function.

F. Erosion Control and Stormwater Management.

- 1) Erosion control plans must be developed and must be consistent with the provisions of Section 51.51 Subd. J.3 of this ordinance.



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- 2) Stormwater management facilities must be designed and constructed consistent with Section 51.51 Subd. J.4 of this ordinance. Storm water management facilities shall not be located in the Shore Impact Zone.
- 3) Hard cover. Hard cover for the project site must not exceed:
  - a) 25% for residential PUDs
  - b) 70% for commercial PUD

5. Residential Density Determination -.

- A. Base density for all residential PUDs shall be determined as follows:
  - 1) Consistency with city policy for protecting natural resources identified in the natural resources inventory.
  - 2) Consistency with requirements for street layout and lot access.
  - 3) Consistency with the Lot area and width requirements per unit of the applicable base residential zoning district in Sections 51.11 through 51.15 of the Delano Zoning Code applied to the buildable land within the project site. Buildable land is the project site exclusive of the wetlands, wetland buffers, bluffs, floodplains, rights of way and transmission utility easements.
  - 4) Compliance with minimum parking requirements.
  - 5) Compliance with the required shoreland standards of this chapter.
- B. Multiple family density bonus. Multiple family housing containing ten (10) units or more may pursue a reduction up to twenty (20) percent of the required lot area per unit based upon the following bonus features and related square foot reductions:

Bonus Feature	Lot Area Reduction Per Unit
1) <u>Construction</u> . Durable exterior wall finishes consisting of at least two (2) of the following: glass, brick, stone or stucco on at least seventy (70) percent of all wall faces.	100 square feet
2) <u>Underground Parking</u> . One (1) stall per unit of the required free parking shall be underground or within the principal structure (not including attached or detached garages).	300 square feet

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3) <u>Recreation, Indoor.</u> Indoor recreation and social rooms equal to a minimum of twenty-five (25) square feet per unit or seven hundred fifty (750) square feet total, whichever is greater.	100 square feet
4) <u>Recreation, Outdoor.</u> Outdoor recreational facilities such as swimming pools, porches, tennis courts, or similar facilities requiring a substantial investment equaling at minimum five (5) percent of the construction cost of the principal structure.	200 square feet
5) <u>Permanent Open Space</u> over the required 50%. The preservation of natural open space, greenway corridors, and woodland areas through dedication to the City or a conservation easement in favor of the City.	300 square feet
6 Increased shoreline setback- for every ten (10) of additional setback over the required shoreline setback.	100 square feet

6. Commercial PUDs:

A. The number of lodging units within the commercial PUD will be determined based on the following performance standards.

- 1) The Lot area and width shall meet the minimum standards of the applicable base commercial zoning district as defined in Sections 52.21 through 51.23 of the Delano Zoning Code applied to the Buildable land within the project site exclusive of the wetlands, wetland buffers, bluffs, floodplains, rights of way and transmission utility easements. 27
- 2) The building shall meet the minimum setback of the base zoning district and the minimum setback of fifty (50) feet from the OHWL or 30 feet from top of bluff.
- 3) The number of rental lodging units shall be based on one (1) unit per Two thousand (2,000) square feet and the application of the required the building setbacks, building height restrictions and the provision of the required parking per the Delano Zoning code.
- 4) On-site storm water drainage shall be managed to retain and treat the storm water prior to release from the site. Storm water management facilities shall not be located in the Shore Impact Zone.

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- 5) Open space must constitute at least 30 percent of the total project area, and the open space must include seventy-five percent of the shore impact zone subject to the provisions of Subd. L.5.B of this Section.
- 6) The Shore Impact Zone shall be landscaped and maintained with native vegetation. The Shore Impact Zone shall be preserved with a conservation easement established in favor of the City.

EFFECTIVE DATE: This ordinance shall be in full force and effect from and after its passage and approval.

Adopted by the City Council of the City of Delano, Minnesota on December 17, 2024.

Signed:

  
Holly Schrupp, Mayor

  
Attest: Paula Bauman, City Clerk