



MEMORANDUM

TO: Phil Kern

FROM: Alan Brixius

DATE: November 5, 2008

RE: Delano – Zoning Ordinance Amendment Discussion Item

FILE NO: 432.08 – 08.13

Through the day-to-day application of the Zoning Ordinance, City staff identifies problem areas within the Code that require attention. Section 51.03, Subd. C.3.a establishes the general building and construction standards for single family homes in Delano. These minimum standards were established to avoid the introduction of a single wide manufactured home into an established single family neighborhood.

In review of this section recently, the Building Official identified the following provision that should be amended:

- 4) All single family structures shall be built in conformance with Minnesota Statute 327.31 to 327.35 of the State Building Code as adopted in the State of Minnesota.

This provision references Minnesota Statutes 327.31 to 327.35, which outlines the building standards for manufactured homes. The Building Official believes that the Statute reference is not necessary and suggests the following amended language:

- 4) All single family structures shall be built in conformance with ~~Minnesota Statute 327.31 to 327.35~~ of the State Building Code as adopted in the State of Minnesota.

This amendment provides general reference to the entire Building Code which has a more appropriate application to single family home construction.

We offer this as only a discussion item. We will be publishing for public hearing and bring a Zoning Ordinance amendment to a future Planning Commission meeting.