

CITY OF DELANO  
COUNTY OF WRIGHT  
STATE OF MINNESOTA

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE DELANO ZONING ORDINANCE ADDRESSING  
METAL ROOFING AND FAÇADE STANDARDS IN RESIDENTIAL, COMMERCIAL,  
AND INDUSTRIAL DISTRICTS WITHIN THE CITY OF DELANO**

THE CITY COUNCIL OF THE CITY OF DELANO ORDAINS:

**Section 1.** Section 51.03 Subd. C. 3 a. of the Delano Zoning Ordinance, Building Type and Construction for Single Family Dwellings, is hereby amended to read as follows:

5.) The exterior walls of all single family residences shall be similar in appearance to normal wood or masonry residential construction. ~~Any metal siding upon single family residence structures shall have a vertical dimension no greater than twelve (12) inches. Sheet metal siding shall not be permitted in such districts.~~

**6.) The following metals are prohibited as façade materials:**

**a) Any metal roof that has exposed fasteners, semi-concealed fasteners on a façade, or any fastener system that does not adhere directly to the support system.**

**b) Any metal that is not a high-quality commercial thickness/weight (for example, the minimum for architectural steel panels is .024 thickness, architectural aluminum panels is .032 thickness and architectural copper panels is 16 ounce sheets, and the equivalent in other metals).**

**c) Any metal that has not been treated with a factory applied color coating system against any applicable degradation listed above.**

**d) Metal of any kind as a primary façade material (excluding steel or aluminum lap siding). Any metal siding upon single family residence structures shall have a vertical dimension no greater than twelve (12) inches. Metal may be used for trim or accent up to 15% of any façade.**

**e) Metal is prohibited for use as a façade material for accessory structures. This prohibition does not include steel or aluminum lap siding.**

**6)7)** Single family homes constructed after the effective date of this Ordinance shall have a minimum finished habitable floor area of one thousand (1,000) square feet.

**Section 2.** Section 51.03 Subd. C. 3 b. 3) d) (4) of the Delano Zoning Ordinance, Building Type and Construction for Two Family and Townhome Standards, is hereby amended to read as follows:

**(4) The following metals are prohibited as façade materials:**

**(a) Any metal roof that has exposed fasteners, semi-concealed fasteners on a façade, or any fastener system that does not adhere directly to the support system.**

**(b) Any metal that is not a high-quality commercial thickness/weight (for example, the minimum for architectural steel panels is .024 thickness, architectural aluminum panels is .032 thickness and architectural copper panels is 16 ounce sheets, and the equivalent in other metals).**

**(c) Any metal that has not been treated with a factory applied color coating system against any applicable degradation listed above.**

**(d) Metal of any kind as a primary façade material (excluding steel or aluminum lap siding). Any metal siding upon single family residence structures shall have a vertical dimension no greater than twelve (12) inches. Metal may be used for trim or accent up to 15% of any façade.**

**(e) Metal is prohibited for use as a façade material for accessory structures. This prohibition does not include steel or aluminum lap siding.**

**Section 3.** Section 51.03 Subd. C. 3 c. 2) c) of the Delano Zoning Ordinance, Building Type and Construction for Multiple Family Apartments, is hereby amended to read as follows:

- c) The following metals are prohibited as façade materials:**
- (1) Any metal roof that has exposed fasteners, semi-concealed fasteners on a façade, or any fastener system that does not adhere directly to the support system.**
  - (2) Any metal that is not a high-quality commercial thickness/weight (for example, the minimum for architectural steel panels is .024 thickness, architectural aluminum panels is .032 thickness and architectural copper panels is 16 ounce sheets, and the equivalent in other metals).**
  - (3) Any metal that has not been treated with a factory applied color coating system against any applicable degradation listed above.**

**Section 4.** Section 51.03 Subd. C. 3 d. 2) e) of the Delano Zoning Ordinance, Building Type and Construction for Commercial Buildings, is hereby amended to read as follows:

- d) The following metals are prohibited as façade materials:**
- (1) Any metal roof that has exposed fasteners, semi-concealed fasteners on a façade, or any fastener system that does not adhere directly to the support system.**
  - (2) Any metal that is not a high-quality commercial thickness/weight (for example, the minimum for architectural steel panels is .024 thickness, architectural aluminum panels is .032 thickness and architectural copper panels is 16 ounce sheets, and the equivalent in other metals).**
  - (3) Any metal that has not been treated with a factory applied color coating system against any applicable degradation listed above.**

**Section 5.** Section 51.03 Subd. C. 3 e. 2) c) of the Delano Zoning Ordinance, Building Type and Construction for Industrial Buildings, is hereby amended to read as follows:

- c) The following metals are prohibited as façade materials:**
- (1) Any metal roof that has exposed fasteners, semi-concealed fasteners on a façade, or any fastener system that does not adhere directly to the support system.**
- (2) Any metal that is not a high-quality commercial thickness/weight (for example, the minimum for architectural steel panels is .024 thickness, architectural aluminum panels is .032 thickness and architectural copper panels is 16 ounce sheets, and the equivalent in other metals).**
- (3) Any metal that has not been treated with a factory applied color coating system against any applicable degradation listed above.**

**THIS AMENDMENT SHALL BE IN FULL FORCE AND EFFECTIVE IMMEDIATELY FOLLOWING ITS PASSAGE AND PUBLICATION**

Approved by the Delano City Council the \_\_\_\_ Day of \_\_\_\_\_, 2009.

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Mayor

\_\_\_\_\_  
City Clerk