



MEMORANDUM

TO: Phil Kern
FROM: Alan Brixius
DATE: July 7, 2010
RE: Delano – B-2 Architectural Design Standards
FILE NO: 432.08 – 10.04

In April 2010, the City approved a variance from the B-2 District architectural standards to allow the Crow River Bank to have more than 10 percent of their building's exterior to be a metal finish. The Crow River Bank was replacing a cedar wood exterior finish that had weathered and deteriorated over time with a metal panel that replicates the cedar siding design and color.

In review of this variance request, the Planning Commission and City Council felt that the use of metal products in the renovation or rehabilitation of existing buildings was acceptable provided:

1. The existing B-2 District building is fully conforming to B-2 District standards.
2. The use of the metal product is a maintenance upgrade, replacing a deteriorating exterior wall finish.
3. The metal finish replicates the original finish being replaced in color, dimension and design.
4. The building's exterior remains predominantly a masonry finish.
5. The introduction of metal finishes preserves the appearance of the original building design.

After the Crow River Bank variance, it was suggested that an exception to the B-2 District architectural standards be allowed by conditional use permit with the aforementioned conditions. This would avoid the variance process and the need to demonstrate hardship.

Attached is a draft ordinance amendment that outlines an exception to both the B-1 and B-2 District exterior architectural standards. This draft ordinance also clears up some inconsistencies between the general provision section of the ordinance and the district provisions.

c: Marlene Kittock
Wendy Biel
Paula Bauman
Scott Dornfeld
Vince Vandertop
Mark Johnson

**CITY OF DELANO
COUNTY OF WRIGHT
STATE OF MINNESOTA**

ORDINANCE NO. 2010-____

AN ORDINANCE AMENDING SECTION 51.03 (GENERAL PROVISIONS, SECTION 51.20 (B-1, NEIGHBORHOOD BUSINESS DISTRICT), SECTION 51.21 (B-2, GENERAL BUSINESS DISTRICT), SECTION 51.22 (B-3, HIGHWAY BUSINESS DISTRICT), SECTION 51.23 (B-4, CENTRAL BUSINESS DISTRICT), SECTION 51.24 (B-W, BUSINESS/WAREHOUSING DISTRICT) OF CHAPTER 51 (ZONING AND LAND USE CODE) OF THE DELANO CITY CODE TO ADD AN EXCEPTION TO THE EXTERIOR BUILDING ELEVATION REQUIREMENTS THROUGH THE CONDITIONAL USE PERMIT PROCESS FOR THE MAINTENANCE AND RESTORATION OF EXISTING BUILDINGS.

THE CITY COUNCIL OF THE CITY OF DELANO, MINNESOTA ORDAINS:

SECTION 1. Section 51.03, Subd. C.3.d of Chapter 51 (Zoning and Land Use Code) is hereby revised as follows:

- 2) Exterior Building Elevations.
 - b) Within the B-3 and B-W Zoning Districts, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock face block, decorative concrete panels, architectural concrete block, cast-in-place concrete, stone, stucco, wood, glass, or metal panels. Metal panels shall not encompass more than fifty (5) percent of the building elevation abutting a public right-of-way or residentially zoned property. Metal panels shall not exceed seventy-five (75) percent of all other exterior wall surfaces, except as allowed in Sections 51.03, Subd. C.3.f or Subd. C.3.g of this Ordinance.

SECTION 2. Section 51.03, Subd. C.3.g of Chapter 51 (Zoning and Land Use Code) is hereby repealed in its entirety and replaced the following:

g. Exterior Building Elevation Exceptions in the B-1, B-2, B-3, and B-W Districts.

- 1) Exceptions to exterior building elevation provisions of this Ordinance may be granted as a conditional use permit by the City Council for the construction of a new metal building or expansion of an existing metal building, provided that:
 - a) The proposed building or expansion maintains the quality and value intended by this Ordinance.
 - b) The proposed building or expansion is compatible and in harmony with other structures within the district.
 - c) The provisions of Section 51.02, Subd. B of this Ordinance are considered and the request is found to comply with this criteria.

2) Maintenance or restoration of an existing building within a B-1 or B-2 District. Exceptions to B-1 or B-2 exterior building elevation provisions of this Ordinance may be granted as a conditional use permit by the City Council for the maintenance or restoration of an existing building, provided that:

- a) The building is existing and fully conforming to the B-1 or B-2 building elevation standards.
- b) The introduction of metal finishes is a maintenance or restoration upgrade to replace deteriorating exterior wall finish.
- c) The metal finish is an architectural accent that replicates the original finish being replaced in color, dimension, and design.
- d) The masonry exterior finish remains the predominate finish of any exterior wall.
- e) The introduction of metal finishes preserves the appearance of the original building design.

SECTION 3. Section 51.20, Subd. H.3.a of Chapter 51 (Zoning and Land Use Code) is hereby revised as follows:

- a. Principal Buildings. Within the B-1 District, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panel, architectural concrete block, cast-in-place concrete, stone, stucco, wood, or glass. An average of said materials shall constitute no less than ninety (90) percent of the exterior wall façade less windows, doorways, roof, and/or garage doors (except as allowed in Section 51.03, Subd. C.3.f or Subd. C.3.g of this Ordinance).

SECTION 4. Section 51.21, Subd. H.3.a of Chapter 51 (Zoning and Land Use Code) is hereby revised as follows:

- a. Principal Buildings. Within the B-2 District, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panel, architectural concrete block, cast-in-place concrete, stone, stucco, wood, or glass. An average of said materials shall constitute no less than ninety (90) percent of the exterior wall façade less windows, doorways, roof, and/or garage doors (except as allowed in Section 51.03, Subd. C.3.f or Subd. C.3.g of this Ordinance).

SECTION 5. Section 51.22, Subd. H.3.a of Chapter 51 (Zoning and Land Use Code) is hereby revised as follows:

- a. Within the B-3 Zoning District, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock face block, decorative concrete panels, architectural concrete block, cast-in-place concrete, stone, stucco, wood, glass, or metal panels. Metal panels shall not encompass more than fifty (50) percent of the building elevation abutting a public right-of-way or residentially

zoned property. Metal panels shall not exceed seventy-five (75) percent of all other exterior wall surfaces, except as allowed in Section 51.03, Subd. C.3.f or Subd. C.3.g of this Ordinance.

SECTION 6. Section 51.23, Subd. H.2.a of Chapter 51 (Zoning and Land Use Code) is hereby revised as follows:

- a. Within the B-4 Zoning District, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced brick, decorative concrete panels, architectural concrete block, cast in place concrete, stone, wood, or glass. Exterior wall surfaces shall be compatible with the Delano Central Business District Architectural Guidelines.

SECTION 7. Section 51.24, Subd. H.3.a of Chapter 51 (Zoning and Land Use Code) is hereby revised as follows:

- a. **Principal Buildings.** Within the B-W District, all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panel, architectural concrete block, cast-in-place concrete, stone, stucco, wood, ~~or glass, or metal panels.~~ Metal panels shall not encompass more than fifty (50) percent of the building elevation abutting a public right-of-way or residentially zoned property. Metal panels shall not exceed seventy-five (75) percent of all other exterior wall surfaces. ~~Metal panels shall not encompass more than an average of seventy-five (75) percent of all building elevations combined~~ (except as allowed in Section 51.03, Subd. C.3.f or Subd. C.3.g of this Ordinance).

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

Approved by the Delano City Council this ___ day of July 2010.

Joe McDonald, Mayor

Marlene E. Kittock, City Clerk