

**ORDINANCE NO. 2020 - 14**

**AN ORDINANCE AMENDING STANDARDS FOR THE STORAGE OF RECREATIONAL VEHICLES THEREBY AMENDING CHAPTER 21 OF THE CITY CODE.**

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words within brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

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**CHAPTER 21**

**ZONING AND LAND DEVELOPMENT**

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**ARTICLE III: DEVELOPMENT STANDARDS**

**DIVISION A: GENERAL STANDARDS**

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**§ 21.301.13 RECREATIONAL VEHICLES.**

(a) *Purpose.* The City Council finds that the use and possession of recreational vehicles are an important factor in the lives of a substantial number of residents of the city. The Council finds that improperly stored recreational vehicles can affect public health and safety, property values and the reasonable use and enjoyment of neighboring properties. While the ability of recreational vehicle owners to provide security of and access to their vehicles is a reasonable expectation, they have a responsibility to respect the rights of residents, owners, and users of neighboring properties, and to avoid interference with the purposes of the zoning district in which they are located. The City Council establishes these regulations as a means to balance the interests of the owners of recreational vehicles, adjacent residents, and the public.

(b) *Definitions.* The following words and terms used in this section shall have the following meanings unless the context clearly indicates otherwise.

**MAJOR MECHANICAL OVERHAUL OR REPAIR.** Any maintenance, rebuilding, modification, or repair which renders the vehicle inoperable for more than 48 hours in any 30-day period, or where any external parts or portions of the vehicle are removed or missing from the vehicle for more than 48 hours in any 30-day period.

**RECREATIONAL VEHICLE.**

(1) Any self-propelled vehicle and any vehicle propelled, drawn, towed, or carried by a self-propelled vehicle, which is designed to be used for temporary living quarters while engaged in recreational or vacation activities, containing at least four of the following life support systems, two of which must be subsections (A), (B), or (C) below:

- (A) Cooking with liquid propane gas supply;
- (B) Portable water supply including sink and faucet;

- (C) Separate 110-125 volt electrical power supply;
  - (D) Heating or air conditioning;
  - (E) Refrigerator, electric or propane; and
  - (F) Toilet, self-contained or connected to a plumbing system; but not including manufactured homes or house trailers as defined in M.S. § 327.31, as it may be amended from time to time;
- (2) A non-motorized trailer intended and generally used for transporting recreational vehicles such as boats and snowmobiles;
  - (3) A truck with a slide-in camper which is not used primarily for day to day transportation needs;
  - (4) Snowmobiles, all-terrain vehicles, any type of watercraft and similar vehicles. Such vehicles which are placed on a utility trailer shall, together with the trailer, be considered a single recreational vehicle; or
  - (5) Hobby vehicles, defined as specialized off-road and racing vehicles that are not primarily used for day to day transportation needs. Such vehicles when placed on a utility trailer are, together with the trailer, considered a single recreational vehicle.

**RECREATIONAL VEHICLE TYPES.**

(1) **CLASS I.** A recreational vehicle with a length of less than 20 feet and a height of less than six feet when measured from the parking surface to highest point of the vehicle. Minor portions of such equipment not exceeding four square feet in vertical cross section as viewed from the adjacent lot line, but not more than ten feet in height, are not counted in the height measurement.

(2) **CLASS II.** A recreational vehicle with a length of 20 feet or more or a height of six feet or more.

(c) *Standards.*

(1) *Standards applicable in all zoning districts.*

(A) Recreational vehicles and equipment must not be used for living, sleeping or housekeeping while parked or stored.

(B) Recreational vehicles must not be used for storage or for commercial purposes.

(C) Except on sites with a valid motor vehicle dealer license, recreational vehicles must have a current license and registration.

(D) Any temporary protective coverings of recreational vehicles must be of earth tone colors, including but not limited to brown, tan, grey, or blue, to minimize visual impact on adjacent sites and on the public.

(E) Recreational vehicles must be in operable condition except in non-residential zoning districts on sites where repair is allowed. No recreational vehicle may be parked or stored in a location other than within a building unless it is in a condition for the safe and effective performance of its intended function. No recreational vehicle which is in a state of visible external disrepair may be parked or stored outside of a building.

(F) Recreational vehicles must not be parked or stored on any public street for a period of more than ~~six~~ 12 hours in any 24-hour period, and then only when consistent with any specific parking regulations for that street without the prior approval of the Police Department. Recreational vehicles must not, at any time, be parked or stored on the boulevard portion of a public street right-of-way, whether perpendicular or parallel to the street.

(G) No major mechanical overhaul or repair may be performed on recreational vehicles unless conducted within a completely enclosed building.

(H) Recreational vehicles must not block or obstruct sidewalks.

(2) *Standards applicable in Single-Family Residential (R-1A, R-1, RS-1) Zoning Districts.*

(A) *Number.* The number of recreational vehicles permitted to be parked or stored on a site in Single-Family Residential Zoning Districts (R-1A, R-1, RS-1) is governed by the following provisions: (i) There is no limit on the number of Class I recreational vehicles that are parked or stored within a building.

(ii) The following numerical limits are applicable to Class I recreational vehicles located outside of a building and to Class II recreational vehicles, irrespective of whether they are located inside or outside of a building:

(aa) Two Class I recreational vehicles with zero Class II recreational vehicles or Type II Vehicles (as defined in § 21.301.06(m) of this code); or

(bb) One or fewer Class I recreational vehicles with one Class II recreational vehicle or Type II Vehicle (as defined in § 21.301.06(m) of this code).

(B) *Size.* Recreational vehicles greater than 40 feet in length are not permitted.

(C) *Location.*

(i) *General location standards.*

(aa) Recreational vehicles must not be parked or stored in a manner that overhangs into any public right-of-way.

(bb) Recreational vehicles must not be parked or stored within 10 feet of any public sidewalk.

(cc) Recreational vehicles must not be parked or stored in a manner that creates a safety hazard in the determination of the issuing authority.

(dd) Recreational vehicles may only be parked or stored on a site that contains a permitted principal use.

(ee) Recreational vehicle storage locations must preserve legal off-street parking for at least two vehicles in addition to the recreational vehicle either on the driveway or in the garage. If there is a garage on site, a minimum nine foot wide area on a legal driveway for other vehicles to park or access the garage is required.

(ii) *Placement in rear yards.*

(aa) Class I recreational vehicles must be set back at least five feet from any rear lot line not abutting a street and at least 30 feet from any rear lot line abutting a street; and

(bb) Class II recreational vehicles must be set back at least 30 feet from any rear lot line, except that recreational vehicles may be set back as little as five feet from any rear lot line in areas where the recreational vehicle would be entirely between two garages on abutting sites.

(iii) *Placement in side yards not abutting a street.*

(aa) Recreational vehicles must be set back at least five feet from any side lot line not abutting a street.

(iv) *Placement in front yards or side yards abutting streets.*

~~(aa) [Except for temporary loading and unloading in accordance with Section 21.301.13 (c) (2) (F) and except for temporary guest visits in accordance with Section 21.301.13 (c)(2)(G), recreational vehicles must not extend more than eight feet in front of the plane of the wall of the dwelling facing a street.~~

~~————(bb)]All recreational vehicles must be set back at least five feet from any property line, at least ten feet from any sidewalk, and at least 20 feet from the back side of any street curb or edge of pavement; and~~

(bb) Except for temporary loading and unloading in accordance with Section 21.301.13 (c) (2) (F), temporary guest visits in accordance with Section 21.301.13 (c)(2)(G), and where the recreational vehicle would be entirely between two garages on abutting sites, recreational vehicles extending more

than eight feet in front of the dwelling wall plane facing a street must meet the following additional standards:

(AA) Recreational vehicles must not exceed 11 feet in height at any point. When measuring height for this subsection, appendages including but not limited to HVAC units, antennas, and unextended masts are not included;

(BB) Recreational vehicles, including any trailers, must not exceed 25 feet in length. When measuring length for this subsection, appendages including but not limited to motors, spare tires, hitches and trailer tongues are not included;

(CC) Recreational vehicles must be parked or stored no more than 30 feet closer to the street than the principal building on the same site;

(DD) Recreational vehicles must be parked or stored on a conforming or legally nonconforming driveway or off-drive parking area; and

(EE) Recreational vehicles more than eight feet in front of the dwelling wall plane facing a street are subject to the following seasonal storage restrictions:

1. During the months of November through March, storage of summer oriented recreational vehicles is prohibited;

2. During the months of May through October, storage of winter oriented recreational vehicles (including but not limited to snowmobiles and ice fishing oriented recreational vehicles) is prohibited;

3. Recreational vehicles that are both summer and winter oriented are not subject to seasonal storage restrictions provided all other applicable standards are met.

(D) *Screening.* Visual screening in the form of a fence or live evergreen plantings must be provided where the recreational vehicle is readily visible from abutting properties and is placed in a rear yard, in a side yard not abutting a street, or in a front or side yard abutting a street when the full RV is less than eight feet in front of the plane of the wall of the dwelling facing a street. A recreational vehicle is readily visible if more than 50% of its horizontal length can be viewed from within a primary dwelling on an abutting lot.

(i) Fences must screen the maximum amount of the vehicle possible while meeting other requirements of this code.

(ii) Live plantings that are used to screen recreational vehicles must be selected to screen the entire length and height of the recreational vehicle at full maturity. Live plantings must screen a minimum of 50% of the length and 50% of the height of the recreational vehicle at the time of planting.

(E) *Storage location maintenance.* Recreational vehicle storage locations must be kept free from weeds or other vegetative growth.

(F) ~~[Loading and unloading]~~ *Loading, unloading and routine maintenance.* Any recreational vehicle 40 feet or less in length may be temporarily parked in a driveway for the sole and express purpose of loading and unloading or for routine maintenance for a period not exceeding ~~[48]~~ 72 hours in any seven consecutive day period.

(G) *Ownership and guest parking.* All recreational vehicles parked or stored must be owned or leased by an occupant of the site where parked or stored. Guests of the occupant of the site may park recreational vehicles on a driveway on the site for a period not exceeding seven days in any consecutive six month period provided all other recreational vehicle standards are met. No nuisances, including noise, light and odor created by such guest parking are permitted.

(3) *Standards applicable In Multiple-Family Residential (R-3, R-4, RM-12, RM-24) Zoning Districts.*

(A) *Ownership.* All recreational vehicles parked or stored must be owned or leased by an occupant of the premises where parked or stored.

(B) *Placement.* Any such vehicle parked or stored outdoors must be parked or stored on hard surfaced areas meeting the minimum setback requirements for parking lots. Any parking spaces used for parking or storage of recreational vehicles must be in excess of the minimum number of parking spaces required by this code or by any condition of approval of the issuing authority.

(C) *Screening.* No parking or storage of recreational vehicles is permitted unless they are screened from adjacent properties and public rights-of-way by a fence, building or live plantings.

(D) *Size.* Recreational vehicles greater than 40 feet in length are not permitted.

(E) *Principal use.* Recreational vehicles may only be parked or stored on a site that contains an allowed principal use.

(4) *Standards applicable in all other zoning districts.*

(A) *Duration.* Except where the property is licensed for motor vehicle sales, used for recreational vehicle repair or the presence of recreational vehicles is otherwise expressly allowed by this code, no recreational vehicles may be parked or stored outdoors for more than 48 hours.

(B) *Placement.* Any recreational vehicle parked or stored outdoors must be parked or stored on hard surfaced areas meeting the minimum setback requirements for parking lots.

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Passed and adopted this 4<sup>th</sup> day of May, 2020.

/s/ Tim Busse  
Mayor

ATTEST:

APPROVED:

/s/ Denise M. Christenson  
Secretary to the Council

/s/ Melissa J. Manderschied  
City Attorney