

**ORDINANCE NO. 2026-01**

**AN ORDINANCE CREATING DEFINITIONS FOR COMMERCIAL MOTOR VEHICLES AND TRAILERS, UPDATING THE ALLOWED TYPES OF MOTOR VEHICLES, INCLUDING COMMERCIAL MOTOR VEHICLES AND TRAILERS, ON RESIDENTIAL PROPERTY, UPDATING HEIGHT AND LENGTH STANDARDS FOR COMMERCIAL MOTOR VEHICLES AND TRAILERS, AND CLARIFYING THE NUMBER OF MOTOR VEHICLES AND TRAILERS PERMITTED AT A RESIDENTIAL PROPERTY, 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 that are contained in brackets and [~~stricken through~~] and adding those words that are underlined, to read as follows:

**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.**

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(c) *Standards.*

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(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~~]).

(cc) Trailer quantity limitations are established in § 21.301.20(c)(4).

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

(C) *Location.*

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

(aa) 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 § 21.301.13(c)(2)(F), temporary guest visits in accordance with § 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 12 [~~14~~] 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;

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## **§ 21.301.16 EXTERIOR STORAGE.**

(a) *In Residential (R) Districts.*

(1) All materials, machinery and equipment must be stored within a building or fully screened so as not to be visible from adjoining or adjacent lands, except for the following: laundry drying and recreational equipment; construction materials related to active construction projects, machinery and equipment currently being used on the premises; landscaping and agricultural equipment and machinery currently being used [~~or intended for use~~] on the premises; off-street parking of passenger automobiles and pick-up trucks; trash and garbage receptacles.

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## § 21.301.20 VEHICLE AND TRAILER PARKING AND STORAGE IN RESIDENTIAL ZONES

~~[—The following regulations are applicable to parking and storage of various types of vehicles and trailers in residential zoning districts, except for recreational vehicles. Recreational vehicles are defined and regulated in § 21.301.13.]~~

~~(a) *Purpose.* The intent of this section is to establish clear standards for the parking and storage of commercial motor vehicles and trailers in residential zoning districts. The standards provide a reasonable allowance for residents who operate or use work-related motor vehicles, while maintaining a balanced approach that protects the reasonable use, character, and enjoyment of residential properties.~~

~~(b) *Definitions.* When used in this section, the following words and terms have the following meanings, unless the context clearly indicates otherwise. Other words and terms not defined in this section may be defined in § 21.601.~~

~~***COMMERCIAL MOTOR VEHICLE.*** A motor vehicle that is used in the conduct of commerce, trade, or a business, including the transportation of goods, materials, or passengers for compensation or in furtherance of a business purpose. This includes vehicles displaying commercial signage, carrying fixed equipment, or registered as commercial under state law.~~

~~***TRAILER.*** A wheeled platform or conveyance designed to be pulled by a motor vehicle for the transport of goods, equipment, or other items.~~

~~(c) ~~(a)~~ *Vehicle[s:] and trailer standards.*~~

~~(1) *Size limits* [Types of vehicles].~~

~~(A) Motor vehicles, including commercial motor vehicles, must not exceed 12 feet in height or 22 feet in length. [Type I motor vehicle. A vehicle that is:~~

- ~~(i) Less than or equal to eight feet in height; and~~
- ~~(ii) Less than or equal to 22 feet in length;~~
- ~~(iii) Not a recreational vehicle; and~~
- ~~(iv) Not a non-residential vehicle.]~~

~~(B) Trailers must not exceed 12 feet in height or 25 feet in length. [Type II motor vehicle. A vehicle that is:~~

- ~~(i) A taxi that meets the Type I motor vehicle requirements; or~~
- ~~(ii) A limousine that meets the Type I motor vehicle requirements; or~~
- ~~(iii) A Type I vehicle with a snow plow attachment.~~

~~(C) Type III motor vehicle. A vehicle that is:~~

- ~~(i) Greater than eight feet in height; or~~

~~(ii) Greater than 22 feet in length.~~

~~(D) Non-residential vehicle. Motor vehicles that, by virtue of their use, design, type, or characteristics, are not customary and incidental to the use or occupancy of residential properties. These include, but are not limited to:~~

~~(i) Boom trucks;~~  
~~(ii) Buses;~~  
~~(iii) Cargo trucks;~~  
~~(iv) Dump trucks;~~  
~~(v) Farm implements (except when used in an agricultural use authorized under this code);~~

~~(vi) Fire trucks;~~

~~(vii) Flatbed trucks;~~

~~(viii) Forklifts;~~

~~(ix) Hearses;~~

~~(x) Loaders;~~

~~(xi) Semi-trailer tractors;~~

~~(xii) Skid steers;~~

~~(xiii) Step vans;~~

~~(xiv) Tank trucks;~~

~~(xv) Tow trucks;~~

~~(xvi) Tractors; and~~

~~(xvii) Riding lawnmowers or snowblowers, and recreational vehicles are not considered non-residential vehicles.]~~

(2) *Measurements.*

(A) *Height.* The height of a motor vehicle is measured as the vertical distance between the lowest part of the tires to the top of the highest part of the vehicle. The height of a trailer is measured as the vertical distance between the lowest part of the tires to the top of the highest part of the trailer.

(B) *Length.* The length of a motor vehicle is measured as the horizontal distance between the front edge of the vehicle to the rear edge of the vehicle. The length of a trailer is measured as the horizontal distance between the front and rear edges of the entire trailer.

~~[(C) For purposes of measurement, accessories, attachments, and materials fixed or carried upon a vehicle will be considered part of the vehicle. (with the exception of aerial antennas and attached trailers).]~~

(3) Additional requirements. ~~[Standards.]~~

~~(A) Commercial motor vehicles parked or stored on a residential property must be owned, leased, or regularly used by a person residing on the premises. [Type I and II motor vehicles. Type I and II motor vehicles are permitted to be parked or stored in a residential district or in the public right of way immediately abutting any residential district, subject to the requirements of this section and any other applicable sections of this code.]~~

~~(B) [(i)] Snowplow-equipped vehicles. A motor vehicle [that is a Type II vehicle by reason of the attachment of] equipped with a snowplow blade may only be parked or stored with blade attached between October 1st and April 30th. Such a vehicle will not be counted toward the total commercial vehicle limit established in subsection c(4)(B).~~

~~[(ii) No Type II vehicle may be parked or stored at a residentially zoned lot unless that vehicle is owned or leased or regularly used by a person physically residing on that premises.~~

~~(B) Type III motor vehicles. Type III vehicles must not be parked or stored in a residential district or in the public right of way immediately abutting any residential district, except as provided under subsection (m)(4) of this section.~~

~~(C) Non-residential motor vehicles. Non-residential vehicles must not be parked or stored in a residential district or in the public right of way immediately abutting any residential district, except as provided under subsection (m)(4) of this section.]~~

(4) ~~[(D)]~~ Limitations on quantity.

~~(A) [(i)]~~ No more than four motor vehicles per unit may be parked or stored at single-family and two-family dwelling units outside a garage or on a street.

~~(B) [(ii) Only]~~ No more than one (1) commercial motor [Type II] vehicle may be parked or stored per single-family or two-family dwelling unit. Commercial motor vehicles are counted toward the total motor vehicle limit.

~~(C)~~ No more than two (2) trailers of any type, including trailers for recreational vehicle use as defined in §21.301.13(b), may be parked or stored per single-family or two-family dwelling unit. Trailers will not be counted toward the total motor vehicle limit established for the property.

~~(D) [(iii)]~~ Motor [V]vehicles temporarily parked at a residence for visitation or business service reasons, [Class I recreational vehicles (as defined in § 21.301.13),] or any motor vehicle parked or stored within a garage, will not be counted for the purposes of these numerical limitations.

~~(E) [(iv)]~~ All other motor vehicles, whether screened or not, including abandoned vehicles, junk vehicles, or inoperable vehicles, as defined in § 8.04, will be counted as motor vehicles for purposes of determining the number of vehicles parked or stored outside of a garage or on the street.

~~[(E) Location requirements. The location of parked and stored vehicles on residentially zoned lots must adhere to the requirements of subsection (i)(4) above.~~

~~(b) Trailers.~~

~~(1) Standards.~~

~~(A) Limitations on size. The following size trailers are prohibited from being parked or stored in a residential district or in the public right-of-way immediately abutting any residential district:~~

~~(i) Trailers with a trailer bed greater than eight feet six inches in length; or~~

~~(ii) Trailers greater than six feet in height.~~

~~(iii) The length of a trailer bed is measured as the horizontal distance between the front and rear edges of the trailer bed.~~

~~(iv) The height of a trailer is measured as the vertical distance between the lowest part of the tires to the top of the highest part of the trailer. Accessories, attachments, and materials carried upon a trailer and/or trailer bed are considered part of the trailer and will be included in the height measurement.]~~

~~(5) [(B)] Parking location requirements.~~

~~(A) Commercial motor vehicles and trailers must be parked or stored on a legal driveway or off-drive parking area and must be set back at least five (5) feet from any lot line not abutting a street and a minimum of thirty (30) feet from any rear lot line that abuts a street.~~

~~(B) Commercial motor vehicles and trailers must not be parked or stored on any public street or right-of-way within a residential zoning district. Commercial vehicles or trailers must not obstruct sidewalks or clear view triangles as defined in §21.601.~~

~~(i) Trailers may not be parked or stored more than eight feet in front of a dwelling unit wall plane that faces a public street unless parked or stored on a legal driveway or off-drive parking area.~~

~~(ii) Trailers must be setback at least five feet from any lot line.~~

~~(C) Limitations on quantity. Only one trailer may be parked or stored on a residentially zoned lot outside of a garage.]~~

~~(6) Prohibited motor vehicles and trailers.~~

~~(A) Motor vehicles, including commercial vehicles, exceeding twelve (12) feet in height or twenty-two (22) feet in length are prohibited from being parked or stored in residential zoning districts.~~

~~(B) Trailers exceeding twelve (12) feet in height or twenty-five (25) feet in length are prohibited from being parked or stored in residential zoning districts or in the public right-of-way immediately abutting any residential district.~~

(C) Commercial machinery and equipment. Machinery or equipment that, by virtue of its design, use, or function, is not customary or incidental to residential use must not be parked, stored, or maintained outdoors within a residential zoning district or in the public right-of-way abutting such districts, except as permitted by §21.301.16(a).

Prohibited machinery and equipment include, but are not limited to:

(i) Forklifts;

(ii) Loaders;

(iii) Skid steers;

(iv) Tractors;

(v) Backhoes;

(vi) Excavators;

(vii) Bulldozers; and

(viii) Cranes.

(7) ~~(e)~~ *Exceptions.* The parking and storage limitations and requirements of this section are subject to the following exceptions:

(A) ~~(4)~~ Motor ~~[V]~~vehicles and trailers otherwise prohibited from being parked or stored under this section may be temporarily parked on or in front of a residential lot while being loaded or unloaded or while rendering a service at that location.

(B) ~~(2)~~ Motor ~~[V]~~vehicles and trailers otherwise restricted by this section may be parked on a residential lot when the lawful principal use of the lot under the Zoning Code is other than residential and the motor vehicle and/or trailer is directly related to that lawful use.

(C) ~~(3)~~ Motor ~~[V]~~vehicles designed for accommodating the needs of a person with disabilities are allowed to exceed the ~~[Type I or Type H]~~ height limits set in this section, provided that the motor vehicle displays a disability license plate or ~~[disability parking sticker]~~ hang tag issued by the state, or is approved by the City through a reasonable accommodation request.

(D) Properties with existing legal nonconforming driveways or off-drive parking areas that do not meet the required setbacks may continue to use those areas for parking or storage of permitted commercial vehicles and trailers, provided the vehicle or trailer does not extend into the public right-of-way or create a visibility or safety hazard.

~~(4)~~ (E) Motor ~~[V]~~vehicles and trailers otherwise prohibited from being parked or stored under this section may be temporarily parked on weekdays between 11:00 a.m. and 1:00 p.m. Such parking must occur off the public right-of-way and on the premises owned or occupied by the driver of the motor vehicle.

(F) [(5)] Trailers that are recreational vehicles as defined by § 21.301.13 may be parked or stored on a site if properly parked or stored in accordance with [said] § 21.301.13 and this section.

~~[(d) *Variances.* Variances from the dimensional limitations of this section may be granted in accordance with §§ 21.501.10.]~~

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## ARTICLE VI: DEFINITIONS

### § 21.601 DEFINITIONS

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***COLUMBARIUM (PLURAL COLUMBARIA OR COLUMBARIUMS).*** A place such as a vault for the respectful and usually public storage of cremated human remains within cinerary urns. ***COLUMBARIA*** are accessory to places of assembly for worship, cemeteries or mausoleums.

***COMMERCIAL MOTOR VEHICLE.*** A motor vehicle that is used in the conduct of commerce, trade, or a business, including the transportation of goods, materials, or passengers for compensation or in furtherance of a business purpose. This includes vehicles displaying commercial signage, carrying fixed equipment, or registered as commercial under state law.

***COMMERCIAL WIRELESS TELECOMMUNICATION SERVICES.*** Licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging and similar services that are marketed to the general public.

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***TOWNHOUSE/ROWHOUSE.*** A building or group of buildings that include three or more dwelling units on a site where the dwelling units are configured in a side by side fashion and share at least one common wall but are not vertically stacked.

***TRAILER.*** A wheeled platform or conveyance designed to be pulled by a motor vehicle for the transport of goods, equipment, or other items.

***TRAILER BED.*** That portion of a trailer that is designed to make contact with and bear the weight of the load to be carried.

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Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this 2<sup>nd</sup> day of February, 2026.

/s/ Tim Busse  
Mayor

ATTEST:

APPROVED:

/s/ Priyanka Rai  
Secretary to the Council

/s/ Melissa Manderschied  
City Attorney