

**Watertown City Council**

May 14, 2019

**Agenda Item:** Recreational Vehicle/Equipment Parking Ordinance Amendment/  
Commercial Zoning District Amendment Introduction**PC DATE:** 4.25.2019**Request for Action:** Review Recommended Ordinance Language**CC Date:** 5.14.2019**Department:** Planning**REQUEST:**

Discussion relating to potential text amendments to the City of Watertown Ordinances as follows:

- a. Chapter 62 Zoning, Article IV, Supplemental District Regulations: consideration to amend the ordinance to add standards relating to the location and requirements for parking recreational vehicles.
- b. Chapter 62 Zoning, Article I, Definitions: consideration to amend the ordinance to include a new definition for recreational vehicles/Equipment.

**APPLICABLE REGULATIONS:**

Chapter 62, Zoning

**RECREATIONAL VEHICLE/EQUIPMENT ORDINANCE UPDATE - DISCUSSION:**

Planning Commissioners discussed the concept of establishing provisions relating to the governance of recreational vehicle parking on private property. Over the course of three meetings, Planning Commissioners discussed many different issues relating to recreational vehicle parking. Commissioners discussed whether or not the City should limit the number of vehicles, the size of vehicles and the location of vehicles on residential property (See PC RFA's 1.24.2019 and 2.28.2019). Commissioners considered how the administration of any new provisions would be carried out and whether or not the City could successfully administer various conditions. Commissioners reviewed possible language that would require a permanent surfacing beneath stored vehicles and require recreational vehicles to be stored in a location that was accessible via the driveway. Through an iterative process, consideration of public feedback and discussion, commissioners ultimately recommended establishing clear provisions that would provide the City with baseline measures that could be used if needed to administer enforcement of substantial violations. Based on direction from the Planning Commissioners, staff has prepared an ordinance that can be further discussed and considered for approval by City Council.

Staff has performed a general review of the City to understand the potential impact of the adoption of this ordinance. Staff found that there were approximately 120 properties identified that had recreational vehicles stored on the property. Many of the properties reviewed would be in violation of some of the proposed requirements and or need to make improvements to become compliant with the

proposed standards. Most of the improvements required would be related to screening. Staff has prepared a presentation for the Council Meeting which will provide additional detail.

**PUBLIC COMMENT:**

The City held several meetings which provided residents with an opportunity to address the Planning Commission and ask questions relating to the possible ordinance amendment. Several residents addressed the Planning Commission and noted that they personally would have a difficult time meeting certain restrictions being considered. Residents that addressed the Commissioners noted that storage of recreational vehicles in the side and rear yard was common and did not detract from surrounding properties.

**PLANNING COMMISSION DISCUSSION:**

Planning Commissioners discussed the concept of establishing provisions relating to the governance of recreational vehicle parking on private property. Commissioners discussed whether there was an established need for an ordinance amendment pertaining to recreational vehicles. Commissioners discussed that they would be reserved to establish a limitation based on only the number of vehicles permitted but thought that it would be prudent of the City to establish some general guidelines that could be used to provide some limitation on the location of recreational parking on private property. Based on the discussion and after developing several iterations of the ordinance, Commissioners recommended approval of the ordinance to the City Council for consideration.

**SUMMARY:**

The Planning Commission recommended approval of Ordinance 413 to the City Council. It is anticipated that the proposed ordinance will be reviewed and considered for adoption by Council. Should any changes be proposed to the language at the Council Meeting, a revised ordinance can be brought back to a future meeting for further consideration.

ATTACHMENTS:        Ordinance 413

CITY OF WATERTOWN  
COUNTY OF CARVER  
STATE OF MINNESOTA  
ORDINANCE NO. 413

AMENDING CHAPTER 62 OF THE WATERTOWN CITY CODE  
RELATING TO RECREATIONAL VEHICLE STORAGE AND PARKING STANDARDS

THE CITY OF WATERTOWN DOES ORDAIN:

**Section 1. AMENDMENT.** The following sections of Chapter 62 of the Municipal Code of Watertown are hereby amended by adding the following underlined language and deleting the ~~striketrough~~ language:

**Sec. 62-1. - Definitions:**

...

~~*Recreational vehicle* means any type of vehicle, either self-powered or drawn by another vehicle, that is used primarily for purposes of recreation or transportation of recreational vehicles, equipment, etc., including but not limited to campers, motor homes, travel trailers, snowmobiles, camper trailers, motorcycle trailers, snowmobile trailers, horse trailers, etc.~~

*Recreational vehicles/equipment* includes, but is not limited to, house trailers (including those which telescope or fold down), chassis mounted campers, house cars, motor homes, tent trailers, slip-in campers, converted buses, converted vans, recreational vehicles (RV), snowmobile, water craft, or recreational equipment (ice fishing houses, utility trailers and other equipment generally towed behind another vehicle used for non-commercial purposes), and all vehicles/equipment designed and/or used for human occupancy and meeting the following qualifications:

- (1) Are used for temporary living quarters by the owner or occupant while engaged in recreational or vacation activities, and are not designed, used, or intended for use as the residence of the owner or occupant.
- (2) Are self-propelled or towed on the public streets or highways incidental to such recreational or vacation activities.

**Sec. 62-472. - Outside storage.**

- (a) All material and equipment shall be stored within a building or fully screened (~~see section 62-473~~) so as to not be visible from adjoining properties, except for the following:
- (1) Construction and landscaping materials and equipment temporarily being used on the premises.
  - (2) Agricultural equipment and materials if these are being used or intended for use on the premises.
  - ~~(3) Public and private recreational vehicles, boats, equipment, etc., or public facilities.~~
  - (4) Off-street parking facilities, except as otherwise regulated in this chapter and except in residential districts where any off-street parking area containing over six spaces may be required to be screened.

**Sec. 62-479. - Setback and other requirements for all zoning districts.**

...

(10). *Recreational Vehicles/equipment.* It is the intent of the City to provide regulations relating to the location and screening of recreational vehicles permitted to be parked on private residential property. Recreational vehicles/equipment should be positioned on residential property to not block natural light onto adjacent property, to limit views of the stored recreational vehicles from adjacent property, to protect the reasonable use and enjoyment of adjacent property and to minimize property damage and blight resulting from the storage and parking of recreational vehicles.

- (a) Recreational vehicle/equipment as defined in this chapter (62-1), may be stored in designated areas (defined within this section) on residential property provided:
- (1) The recreational vehicle/equipment is located on a lot with a principal structure.
  - (2) The recreational vehicle/equipment is owned by the homesteaded owner-occupant or the current occupant-lessee of the principal structure.
  - (3) The recreational vehicle/equipment is operable and has affixed thereto current registration or license plates as required by law.

- (4) The recreational vehicle/equipment is not connected to any water source or sewage disposal system on the residential property where it is parked or stored.
- (5) The recreational vehicle/equipment can be located in the designated side yard or rear yard of the property if it meets the following criteria:
  - a. The recreational vehicle/equipment meets all applicable setbacks for driveways (if located in the side yard) or detached accessory structures (if located in the rear yard).
  - b. The surface/yard located directly below and surrounding the recreational vehicle/equipment shall be maintained so that there will be no weeds or tall grass; and there shall be a groundcover comprised of gravel, pavers, bituminous, concrete, turf grass or similar planted vegetative cover. Mud, dirt, bare ground or similar lack of cover shall not comprise a permitted groundcover.
  - c. The recreational vehicle/equipment may be stored within the side yard setback, wholly on the subject property, provided that the requirements of (a) and (b), above, are met, and the recreational vehicle/equipment is screened from view of the adjacent property and the public right-of-way with a fence, landscaping, or other code-complaint screening to limit views of the stored recreational vehicles from adjacent property and the right-of-way and to protect the reasonable use and enjoyment of adjacent property and to minimize property damage.
- (6) The recreational vehicle/equipment can be located in the designated front yard of the property if it meets the following criteria:
  - a. The recreational vehicle/equipment is stored on the designated driveway.
  - b. The recreational vehicle/equipment shall not overhang any portion of a public right-of-way, sidewalk or path.

**Section 2. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon its passage and publication.