

**Watertown Planning Commission**

February 28, 2019

<b>Agenda Item:</b> Preliminary Discussion Relating to Recreational Vehicle/Equipment Parking Ordinance Amendment	<b>PC DATE:</b> 2.28.2019
<b>Request for Action:</b> Review and Discuss Draft Ordinance Language	<b>CC Date:</b> N/A
<b>Department:</b> 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

**UPDATE - 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. Several residents addressed the Planning Commission and noted that they personally would have a difficult time meeting certain restrictions depending on how limiting they were. 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. Staff has reviewed the notes from this discussion and prepared draft language that can be further discussed and revised.

**Sec. 62-479. - Setback and other requirements for all zoning districts.**XX. Restrictions on Parking:

- (a) Recreational Vehicle Parking. Recreational Vehicles shall not be permitted to be parked on a public street within residential zoned districts except for the specific purpose of temporary loading or unloading.

XX. Design Standards:

It is the intent of the City to provide regulations relating to the location and maximum size of recreational vehicles permitted to be parked on private property. The regulations were established to help guide the placement of recreational vehicles. Recreational vehicles should be positioned on private property so as to not block natural light onto adjacent property, limit views of the stored recreational vehicles from adjacent property, limit reasonable use and enjoyment of adjacent property and to minimize property damage resulting from the storage and parking of recreational vehicles.

(a) Recreational vehicle/equipment as defined in this chapter (insert section, subd., no.), may be stored on any residential property provided:

(1) The recreational vehicle/equipment is located in the side yard or rear yard of the property and meets the following criteria: **(Should the allowable parking area have to be accessible from the driveway – cannot drive across front yard?)**

a. Meets all applicable setbacks for **driveways (generally 5 feet) or detached accessory structures (generally 10 feet).**

b. The recreational vehicle/equipment is located on a designated parking area<sup>a</sup>.

c. **Screening – should there be a screening provision? This may be difficult to establish due to the wide array of recreational vehicle sizes?**

(2) The recreational vehicle/equipment can be located in the in the front yard if:

a. Stored on the designated driveway.

b. Shall not overhang any portion of a public right of way, sidewalk or path.

c. It does not exceed **(insert maximum length – 21 feet is about the length that larger recreational vehicles start)** feet in length, not including outboard motors.

d. It does not exceed **(insert maximum height – many larger recreational vehicles are more than 10 feet in height)** feet in height.

<sup>a</sup> For the purpose of this section, “parking area” shall be defined as follows; a dedicated area that fully covers the entire ground surface beneath the recreational vehicle/equipment to be stored and

constructed with concrete, asphalt, concrete pavers, brick set in compacted sand, or other impervious surface material that has been approved by the City Zoning Administrator. Impervious surface beneath just the tires shall not constitute a parking area.

Staff would like feedback from the Planning Commission relating to whether or not parking areas need to be directly accessible from the driveway, require any type of hard or pervious surfacing (designated parking area), require any screening and buffering and if recreational vehicles on private property shall be limited in size and or height? Based on the discussion of these additional elements and details, it is anticipated that a public hearing will be scheduled, and this item will be brought back to the Planning Commission for formal action.

#### **INITIAL - DISCUSSION:**

The City has had recent discussions relating to the parking of recreational vehicles/equipment on residential property throughout the City. The City has experienced an ongoing issue relating to the number, location and relating to the permanent or even seasonal parking of certain recreational vehicles/equipment on residential property. Recreational vehicles/equipment are typically defined to include a wide array of vehicles and trailers. The City does not currently regulate outdoor parking of recreational vehicles/equipment on residential property. There is no regulation relating to the inside storage of recreational vehicles/equipment. The City does define and further regulate the operation of recreational vehicles within the City and on City streets, but this provision is not applicable to parking or storing of recreational vehicles/equipment.

The City would like to discuss possible ordinance amendments which would further define recreational vehicles/equipment and establish parameters for their parking and screening on residential property.

Questions for the Planning Commission to consider are as follows:

- Should recreational vehicles be permitted to be stored outside on residential property and or regulated by the City?
- What vehicles/equipment should be included in the definition of recreational vehicles?
- If stored outside, where on a property would they be permitted?
  - Driveway, side yard, rear yard?
  - Should the location be screened?
  - Should the location be permanent and have a permanent surface (i.e. pavers, concrete, asphalt)?
- If stored outside, how many recreational vehicles/equipment should be permitted to be stored on a property?
- If stored outside, should the recreational vehicles/equipment be permitted on a seasonal basis (i.e. May 1-November 1). This provision requires a lot of administration on the part of the City to determine what, where and when recreational vehicles/equipment were parked on a particular property.

The City has drafted concept ordinance language for further review and discussion with the Planning Commission. The language begins to demonstrate several of the issues and decision points that the City could make relating to the outside storage of recreational vehicles/equipment.

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

*Recreational vehicles/equipment* includes, but is not limited to, operable and licensed, as required by State law, 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 vehicle (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). House trailers, chassis mounted campers, house cars, motor homes, tent trailers, slip in campers, converted buses and converted vans are units designed and used for human living quarters and meeting the following qualifications:

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

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

XX. Restrictions on Parking:

- (b) Recreational Vehicle Parking. Recreational Vehicles shall not be permitted to be parked on a public street within residential zoned districts except for the specific purpose of temporary loading or unloading.

XX. Design Standards:

- (b) Up to **(OPTION 1: (1) – one or insert number of)** recreational vehicle/equipment as defined in this chapter (insert section, subd, no.), may be stored on any residential property provided:
  - (1) The recreational vehicle/equipment is located on a designated parking area<sup>a</sup> in the **(OPTION 2: side yard or rear and or front yard or rear yard if located off of an alley)** of the property. The parking area shall be constructed in accordance with the City’s approved driveway details. The parking area shall be accessible<sup>b</sup> from the driveway.

**(OPTION 3:)**

- (2) **One of the permitted recreational vehicles permitted in Subdivision X, may be stored in the front yard if:**

- e. Stored on the designated driveway.
- f. Shall not overhang any portion of a public right of way, sidewalk or path.

(OPTION 3a)

- g. It does not exceed (insert maximum length) feet in length, not including outboard motors.
- h. It does not exceed (insert maximum height) feet in height.

(OPTION 4:)

- i. Recreational vehicles used seasonally during the winter may be parked on the driveway, in the front yard (or rear yard if the driveway is located on an improved alley), from May 1 to November 1 provided they are permitted by the City.
- j. Recreational vehicles used seasonally during the summer may be parked on the driveway, in the front yard (or rear yard if the driveway is located on an improved alley) from November 1 to the following May 1 provided they are permitted by the City.

(OPTION 5:)

- a. Snowmobiles, all-terrain vehicles, four-wheelers, water craft or similar small recreational vehicles/equipment parked or stored on a licensed trailer shall be counted as one (1) recreational vehicle as permitted in Subd. XX of this ordinance.
- (2) The recreational vehicle/equipment are setback a minimum of 5 feet from an interior lot line and at least 15 feet from a street side lot line.
- (3) If located within a side or rear yard, the parking pad and accompanying recreational vehicle/equipment shall be fully screened using an opaque fence in compliance with all other applicable standards or opaque landscaping approved by the City Zoning Administrator.

<sup>a</sup> For the purpose of this section, “parking area” shall be defined as follows; a dedicated area that fully covers the entire ground surface beneath the recreational vehicle/equipment to be stored and constructed with concrete, asphalt, concrete pavers, brick set in compacted sand, or other impervious surface material that has been

approved by the City Zoning Administrator. Impervious surface beneath just the tires shall not constitute a parking area.

<sup>b</sup> For the purpose of this section, “accessible” shall be defined as follows; the parking area shall be located such that the recreational vehicle/equipment can use the existing driveway to access the side or rear yard where the parking area is located. The parking area is not accessible if access requires traversing any portion of the front yard that is not the designated driveway or directly from the street at a point that is not the designated driveway. If a property is a corner lot or a lot located on an improved alley, then the parking area can be accessed directly via the street or alley if approved by the City Zoning Administrator.

**SUMMARY:**

The City has prepared a summary of surrounding communities and how they address this or similar parking issues. The City will present this report to the Planning Commission and will be seeking direction and feedback relating to the concepts discussed herein. Based on direction and discussion relating to the concept ordinance amendments, staff will prepare a draft ordinance for future consideration. This meeting was not noticed as a public hearing. Any future discussion following this meeting and relating to a possible ordinance amendment will be published by the City.

**ATTACHMENTS:**      Surrounding Communities Ordinance Recreational Vehicle/Equipment Summary

## Surrounding Communities – Recreational Vehicle Provisions

### City of Watertown

#### **No Restrictions**

### City of Delano

Recreational and Utility Vehicle and Trailer Storage. Recreational vehicles, as defined by Section 51.01, Subd. B.2 of this Ordinance may be parked or stored on a residential site provided that:

- a) The vehicles are registered to or rented by a resident of the dwelling on such site, provided that:
  - (1) The vehicles have affixed thereto current registration or license plates as required by law and are operable.
  - (2) The vehicles are stored no closer than five (5) feet from side and rear lot lines.
  - (3) The vehicles located within front or side yard areas are confined to designated driveways or parking areas surfaced in compliance with Section 51.03, Subd. E.5.d of this Ordinance.
- b) All front yard storage shall be set back fifteen (15) feet from street curb and/or pavement lines.
- c) No vehicle shall be parked in a manner that blocks a city or county trail or sidewalk.
- d) The vehicles are not connected to any electrical, water or sewage disposal system on the residential property where the same is so parked or stored.
- e) The vehicle shall not be stored or parked on a public street for a period longer than twenty-four (24) hours

### City of Waverly

#### **No Restrictions**

### City of Buffalo

Subd. 15. Outside Storage. Residential, Commercial and Industrial Uses.

**A.** All outside storage of materials and equipment for residential uses (excluding farms) shall be stored within a building or fully screened so as not to be visible from adjoining properties, except for the following:

1. Clothes line pole and wire.
2. Not more than two (2) recreational vehicles and equipment.

### City of Montrose

Up to three recreational vehicles, including a camping trailer, motor home, pick-up coach, travel trailer or park trailer, recreational vehicle (RV), snowmobile or water craft, or recreational equipment (ice fishing houses, utility trailers and other equipment generally towed behind another vehicle used for non-commercial purposes), may be stored on any residential property.

### City of Howard Lake

#### **01-16-15: OUTDOOR STORAGE:**

A. Except as herein provided or as specifically allowed within the specific zoning districts established by Chapter 50 of this Article, all materials and equipment shall be stored within a building.

B. Exceptions:

2. Recreational vehicles and equipment may be parked or stored outdoors as follows:

- a. One (1) recreational vehicle or piece of equipment may be parked or stored outdoors.
- b. The recreational vehicle or equipment must be parked or stored on an asphalt or concrete surface.
- c. The recreational vehicle or equipment must be set back a minimum of five feet (5') from any side or rear lot line and fifteen feet (15') from the edge of any public street.
- d. Unless mounted on a trailer, or equipped with wheels, ice fishing houses or other such structures used or designed to be used as temporary shelters shall be subject to the area, setback and other provisions of this Article.