



CITY OF
LONG LAKE

Planning Commission Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606

Long Lake, MN 55356

MEETING DATE / January 9, 2024

SUBJECT: Zoning Ordinance Study – Parking Requirements; Storage of Boats, Trailers and Recreational Vehicles

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Report Date: 01/03/2024

Recommended Planning Commission Action

Staff recommends the Planning Commission review and discuss the information presented with this report. The Commission may make a recommendation to staff on areas where amendments are necessary, and provide feedback to staff to assist in drafting any amendments.

PARKING REQUIREMENTS

Overview / Background

Following the July Planning Commission meeting, staff has identified several uses that may benefit from updated parking requirements. The following uses have been identified for review: offices, restaurants (sit down and fast food/drive-thru), retail, service establishment, clinics, warehousing and manufacturing.

We have compiled parking information from the cities of Orono, Maple Plain, Wayzata, Excelsior, Spring Park, Minnetrista, and Independence, as well as recommendations from the Institute of Transportation Engineers. A table displaying parking requirements by use and city is attached for your reference.

Standards From Other Cities & Institute of Traffic Engineers (ITE)

Offices: Long Lake's parking standard for offices sits in the middle of the parking requirements scale.

- Maple Plain; at 1 space per 250 SF.
- Half the cities (Orono, Spring Park, Minnetrista) require one space for every 200 SF.
- On the less restrictive end, Wayzata and Excelsior only mandate a space for every 333 SF.
- The Institute of Transportation Engineers (ITE) offers the least restrictive parking requirement at 1 per every 390-418 SF.

Restaurants – Sit Down: Sit-down restaurants parking requirements are calculated using diverse standards.

- Long Lake requires a parking space for every two seats at an establishment, or 1 space per 40 SF of dining and bar area, and 1 space per 80 SF of kitchen area.
- Wayzata has a similar parking formula; 1 space per 75 SF of seating area, 1 space per 40 SF of bar space, and 1 per 150 SF of kitchen and other space.
- Excelsior has the most use specific requirements for sit-down style eateries. Establishments with liquor must have 1 for every 3 seats based on capacity design, or 1 per 42 SF if the establishment has no designed layout. Facilities without liquor are less stringent with only 1 for every eight seats based on capacity design, or 1 per 84 SF where there is no design layout.
- Maple Plain, Spring Park, and Independence require spaced based on seat capacity.

- Maple Plain (1 per 4 seats, but not less than 15 spaces)
- Spring Park (1 per every 3 seats)
- Independence (1 per each 2 seats plus 1 per employee).
- Orono (1 per 80 SF)
- Minnetrista (1 per 75 SF)
- ITE (1 per 100 SF) are the only locations that solely use SF as a measurement.

Restaurants – Fast Food/Drive-Thru: Fast food/drive-thru uses require a similar mix of standards.

- Long Lake is the most complex, requiring 1 space per 2 seats or 1 per 40 SF of dining area, and 1 per each 80 SF of kitchen area, plus 5 stacking spaces for 1st pick-up window and 2 stacking spaces for each additional window.
- Wayzata and Independence retain the same parking requirements as mentioned above for sit-down restaurants.
- Orono and Excelsior both mandate 1 space for every 15 SF.
- The ITE is roughly the same as sit-down restaurants; 1 per 80 – 115 SF.
- Maple Plain, Spring Park, and Minnetrista do not have parking requirements for this category.

Retail: City requirements for retail parking are based on widely different square footage standards.

- Long Lake (1 per 300 SF)
- Orono (1 per 150 SF)
- Excelsior (2.5 per 1,000 SF)
- Independence (1 per 250 SF)
- ITE (1 per 343 – 512 SF) only classify retail as one general use.
- The other cities break down retail establishments by floor area.
 - Maple Plain generally requires 1 per 250 SF, but retail sales with 50% of gross floor area devoted to storage, warehouses, and/or industry need 1 per 250 SF devoted to public sales and/or service, plus 1 per 500 SF of storage area, or 1 space per employee on the maximum shift.
 - Wayzata mandates 3 per 1,000 SF, but for retail with 50% or more of gross floor area devoted to Storage, Warehouses and/or Industry 8 spaces or 1 per 200 SF devoted to public sales or service plus 1 per 500 SF of storage area is needed.
 - Spring Park requires 1 space per 200 SF, but for retail with 50% or more of gross floor area devoted to storage and/or warehouses 5 spaces or 1 per 200 SF devoted to public sales or service, whichever is greater, plus 1 per 500 SF of storage area is required.
 - Minnetrista groups retail into stores over 2,000 SF (1 space per) and all other commercial (1 per 300 SF).

Service Establishment: Service establishments are uniform in that they are all based solely upon square footage of floor area.

- Long Lake is one of the least stringent cities for parking in this category (1 per 300 SF). Minnetrista has the same parking requirement.
- Maple Plain and Independence both require 1 space per 250 SF.
- Spring Park and Orono are not that far off at 1 per 200 SF and 1 per 150 SF respectively.
- Excelsior specifically designates “personal services” as necessitating 1 space per 300 SF.
- Wayzata is the least stringent with only 3 spaces required for every 1,000 SF.
- The ITE does not have parking requirements for service establishments.

Clinics: Most of the sample cities base their requirements upon square footage of floor area.

- Long Lake (1 per 250 SF)
- Orono (1 per 200 SF)
- Spring Park (1 per 200 SF)
- Minnetrista (1 per 200 SF)

- Independence (1 per 250 SF)
- ITE (1 per 257 SF) all base their requirements solely on floor area.

The other cities base their parking requirements off of the staffing and/or patient capacity.

- Maple Plain requires 1 space per each 2 employees plus 1 for each 4 beds in a clinic, or 1 space per each 2 employees plus 1 for each doctor plus 1 per 100 SF.
- Wayzata simply requires 6 spaces for each dentist/doctor.
- Excelsior mandates 4 per staff doctor or dentist, or 1 per 150 SF (whichever is greater).

Warehousing:

- Both Long Lake and Independence simply require 1 space per 2,000 SF.
- Excelsior requires 1 space per 2 employees on the maximally-staffed shift or 1 per 2,000 SF (whichever is greater).
- Maple Plain also requires 1 per each 2 employees based on the maximally-staffed shift or 1 space for each 400 SF (whichever is greater).
- Orono only specifies that warehouses under 15,000 SF must have 1 per 500 SF in excess of the first 500 SF in the principal structure.
- Wayzata and Spring Park have the most complex requirements of the group.
 - Wayzata requires retail with 50% or more of floor area devoted to warehouses to maintain 8 spaces total, or 1 per 200 SF devoted to public sales or service plus 1 per 500 SF of storage area.
 - Spring Park shall have warehouses with office space comply with office use requirements and have 1 space per 2,000 SF, plus 1 per each 2 employees on maximally-staffed shift and 1 per truck based at the facility and operated by or for the owner or operator of the use (if not stored inside principal building).
- The ITE is once again the least restrictive with only 1 space per 2564 SF required.

Manufacturing:

- Independence has the simplest parking requirement, 1 space per 350 SF.
- Long Lake requires 1 space per 350 SF plus 1 per company vehicle stored on the premises.
- Manufacturing establishments in Orono must have at least 4, plus 1 per 800 SF of building, and 1 additional space per 2,500 SF or fraction thereof of land devoted to outside storage.
- Maple Plain requires one parking space for each 2 employees based on the maximally-staffed shift, or 1 per 400 SF (whichever is greater).
- Wayzata mandates 1 per employee on the major shift or one space for each 300 SF (whichever is greater).
- Spring Park requires 1 per 500 SF, or 1 per each 2 employees on maximally-staffed shift, whichever is greater, plus 1 per truck based at the facility and operated by or for the owner or operator of the use (if not stored inside principal building).
- Minnetrista requires 1 space per 2 employees of the maximally-staffed shift or 2,000 SF (whichever is greater).
- The ITE just requires one space per 1087 SF.

STORAGE OF BOATS, TRAILERS & RECREATIONAL VEHICLES

Overview / Background

Long Lake currently lacks clear regulations regarding the storage of recreational vehicles, boats and trailers on residential property. This lack of regulation could be intended to apply the same requirements as passenger vehicle parking across the City. Whether the lack of regulations is purposeful or not, City officials should affirm the City's stance on parking for these vehicles. Many residents currently store these items in their rear yards.

Standards from Other Cities

There are several off-street parking requirements for Long Lake to consider. The most common options in the surveyed cities include:

- Storage on driveways
- Storage in front yards on grass
- Storage in rear/side yard on hard surface
- Storage in rear/side yard on grass
- Minimum required setbacks
- Limits on number of vehicles that may be stored outside
- Vehicle screening

Minnetrissa and Independence maintain the least stringent storage requirements of the (Long Lake, Orono, Maple Plain, Wayzata, Excelsior, Spring Park, Minnetrista, Independence) group. Independence only requires RV's located in floodway districts to be properly secured. And any vehicles over 30 feet long must be screened in Minnetrista. Any further vehicle storage requirements in these two cities are unclear to the point that they are undistinguishable.

Spring Park, Excelsior, Wayzata, and Maple Plain allow vehicles to be stored on the driveway of a property. However, Wayzata vehicles can only be stored in the driveway if the visibility of the vehicle meets the city's standards. And Maple Plain's vehicles can only be stored on approved driveways (in R1 and R2 zones). Excelsior allows driveway storage only if no other practical space is available. Spring Park allows vehicles stored on the driveway, but only demands lakeside properties abide by time-sensitive storage rules. Orono is the only city that differentiates recreational vehicles as either campers, or boats and trailers. The City does allow boats and trailers on driveways.

Orono is the only city that allows boat and trailer storage in the front yard on the grass without reservation. Excelsior permits storage of one vehicle in the front yard if no other practical space is available – as long as said vehicle does not exceed 16 feet in length (or 20 foot trailers) excluding outboard motors, must be less than seven feet tall, and be 10 feet or more away from the street.

Vehicles may be stored in the rear/side yard on hard surfaces in Wayzata, Spring Park, and Excelsior. Vehicles in Excelsior must also meet setback requirements. Storage in rear and or side yards on the grass is more widespread. Orono allows storage on rear/side yards on grass for both campers and boats/trailers. Wayzata and Excelsior grants side/rear storage for all recreational-style vehicles.

Setbacks are more variable amongst the cities listed. Orono requires campers be set back at least five feet from any side or rear property line, and boats and trailers must be set back at least five feet from any property line. Excelsior mandates that vehicles meet accessory building setback requirements – that is, three feet from the interior or rear yard, and six feet away from the principal structure. Similarly, Spring Park vehicles must be stored three feet from any side yard line and five feet from any rear lot line.

Maple Plain and Excelsior limit the number of vehicles stored in off-street parking. Excelsior mandates three or fewer vehicles stored on greater than or equal to 8,500 square feet. And only one of each type of vehicle is allowed to be stored of the three maximum allowable. Lots less than 8,500 square feet can have a maximum of two different types of vehicles stored. Maple Plain is more straightforward; with 4 or less licensed vehicles storable on one lot.

Along with Minnetrista, Wayzata also requires screening for vehicles – but only if they are on the property for more than 72 hours. Orono explicitly doesn't require screening for boats and trailers.

Long Lake itself has a lack of regulations akin to Minnetrista and Independence. The City only explicitly allows vehicle storage on driveways, rear/side yards on grass, and a maximum of two vehicles stored on a lot.

Questions to Consider

- Is a surfaced driveway a reasonable place to store these items?
- Is the front yard acceptable?
- Is the rear or side yard acceptable? If so, does it need to be on a hard surface, or is grass ok?
- Should the Ordinance differentiate between the types of RVs (boat, trailer, camper, etc.)?
- If screening is desired, which materials are acceptable?
- Is it necessary to establish minimum setbacks?
- Should non-usable vehicles (i.e. winterized boats, chocked RV's) be classified differently than currently usable stored vehicles that can be moved with minimal preparation?

Request for Input

Staff requests that the Planning Commission review the information presented. The Planning Commission may make a recommendation to staff on areas where amendments are necessary, and provide feedback to staff to assist in drafting any amendments.

Supporting Information

- Comparison Table – Parking Requirements by Use
- Comparison Table – Recreational Vehicle, Boat & Trailer Storage