



CITY OF
LONG LAKE

City Council Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606

Long Lake, MN 55356

MEETING DATE / May 21, 2024

SUBJECT: Review Ordinance Regarding Definitions, Parking Regulations and the Storage of Boats, Trailers and Recreational Vehicles

Prepared By: Hannah Rybak, City Planner

Report Date: 5/16/2024

Recommended City Council Action

At their February 13, 2024, the Planning Commission held the public hearing and voted unanimously to recommend the following:

Motion to adopt Ordinance No. 2024-01 amending Sections 2, 19 and 21 of the Long Lake Zoning Ordinance to update definitions, correct code references, provide standards for the storage of boats, trailers and recreational vehicles, limit the number of passenger vehicles stored on residential properties and adjust parking space requirements for several land uses.

Staff notes that this package of proposed Ordinance amendments will have no impact on the enforcement process that the City utilizes. Code enforcement is done on a complaint basis, not proactive enforcement. Codifying the regulations related to storage of recreational vehicles and number of passenger vehicles stored outside on a residential lot will allow the City to effectively respond to complaints and enforce reasonable property maintenance where needed. Currently the lack of clear regulations inhibits that process.

Overview

Staff offers draft Ordinance 2024-01 for City Council consideration. Sections 1 through 3 of the Ordinance remain unchanged from the February version. These sections pertain to correcting code references, and parking space requirements for restaurants, service establishments and retail. These were discussed at length in February and recommended for adoption.

Sections 4-6 were drafted based on the discussion at the April 16, 2024 City Council meeting. The proposed definitions and regulations related to recreational and passenger vehicle parking were fine tuned based on feedback from the City Council.

The Planning Commission held the public hearing on sections 4-6 and recommended adoption of Ordinance 2024-01.

Ordinance Section 4 – Definitions

The City Council requested that some of the terms used in the Ordinance be better defined. Staff offers the following definitions for consideration:

New Definitions:

Commercial Equipment. Any equipment, including trailers, used for commercial purposes, including but not limited to, alteration, demolition, construction, maintenance, or excavation of a building, structure or property.

Commercial Vehicle. A vehicle used for commercial purposes either greater than eight feet (8') in height or greater than twenty-two feet (22) in length, including, but not limited to: boom trucks, cargo trucks, dump trucks, farm implements, firetrucks, ambulances, limousines, hearses, semitractor trailers, trucks equipped with tanks and tow trucks.

Driveway. A paved area leading from a public or private road to a house or garage.

Passenger Vehicle. A four-wheeled passenger automobile, generally utilized for private transportation, such as a sedan, pickup truck, or van.

Amended Definition:

Recreational Vehicle and Equipment. Includes, but is not limited to, operable and licensed, as required by the state, travel trailers, chassis mounted campers, motor homes, tent trailers, slide in campers, and converted buses; snowmobiles and trailers, boats/watercraft and trailers, all-terrain vehicles, motorcycles and utility trailers. A fish house, boat, snowmobile or other recreational vehicle when stored or kept on a trailer shall be considered as one recreational vehicle.

Ordinance Section 5 – Exterior Storage in Residential Districts

It was discovered that there is an existing provision in the Zoning Ordinance that requires recreational vehicles and equipment to be stored at least five feet from side and rear lot lines. The City Council would like the draft ordinance below to be consistent with that existing regulation. The remainder of this provision remains unchanged from the February version.

Section 19, Subd. 18 Exterior Storage in Residential Districts. All materials and equipment shall be stored within a building or fully screened so as not to be visible from adjoining properties, except for the following:

- A. Clothesline poles and wires.
- B. Not more than three (3) recreational vehicles and equipment, subject to the following regulations:
 - 1. Recreational vehicles and equipment must be owned by and/or registered to the owner or current occupant of the property it is located on.
 - 2. Storage in the front yard is permissible, only when located on a driveway.
 - 3. Storage in the rear or interior side yard is permissible, if stored at least five (5) feet from any interior side or rear property line.
 - 4. Storage in the corner side yard is permissible, only when the item is stored directly along the exterior wall of the principal structure or a detached garage.

Ordinance Section 6 – Parking and Use Restrictions

While discussing recreational vehicles and equipment with the City Council, the topic of number of allowable passenger vehicles came up. Currently, Long Lake does not have a limit on the number of passenger vehicles that may be stored outdoors on a residential property. Generally, cities in MN limit residential properties to no more than four passenger vehicles stored outdoors. The City Council requested that Long Lake add that provision to the Ordinance.

Section 21, Subd. 6 Parking and Use Restrictions

5. Residential Parking Limit. No more than four (4) licensed and operable passenger vehicles per dwelling unit shall be stored outdoors on any single or two-family residential property.

Supporting Information

- Ordinance No. 2024-01