



CITY OF
LONG LAKE

City Council Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606
Long Lake, MN 55356

MEETING DATE / February 20, 2024

SUBJECT: Ordinance Amending Certain Parking Requirements by Use and Updating Parking Regulations for the Storage of Boats, Trailers and Recreational Vehicles

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Report Date: 02/14/2024

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 19 and 21 of the Long Lake Zoning Ordinance to correct code references, provide standards for the storage of boats, trailers and recreational vehicles, and adjust parking space requirements for several land uses.

MISCELLANEOUS AMENDMENTS

The following amendments are presented to correct references to other provisions of the code that are currently incorrect. This was likely due to a typo or previous code amendment that changed numbering. These are not substantive changes.

Section 19, Subd. 9

D. Standards for Business and Industrial District Fences. Property line fences in all Business Districts shall be six (6) feet in height and Industrial Districts shall be (8) feet in height, except as otherwise provided herein. The following standards shall also apply:

4. Fences on all corner lots erected within thirty (30) feet of the intersecting property line shall be subject to Section 19, Subd. ~~8~~11 of this Ordinance.

Section 19, Subd. 10

Required Screening. The fencing and landscaping required by this Ordinance shall be subject to Section 19, Subd. ~~6~~9 and shall consist of either a fence or a green belt planting strip.

STORAGE OF BOATS, TRAILERS & RECREATIONAL VEHICLES – Section 19, Subd. 18

Overview / Background

Long Lake currently lacks clear regulations regarding the storage of recreational vehicles, boats and trailers on residential property. Staff and the Planning Commission reviewed ordinances from other cities, and discussed each item in depth. The Planning Commission understands that in Minnesota, people need outdoor equipment. They would like to see clear regulations that allow for reasonable storage of these items in their yards, but also

take impacts to neighbors into account. The Planning Commission recommended the following regulations pertaining to the storage of boats/trailers/campers/etc.:

- Increase the allowable number of these items from 2 to 3
- Storage on grass in the front yard is not acceptable, but on driveway in the front yard is acceptable
- Storage on a corner side yard is acceptable, only if the item is stored along the wall of the principal structure
- Storage on an interior side or rear yard is acceptable, with a 1-foot setback
- No requirement for storage on a hard surface in rear or side yards

Ordinance No. 2024-01, Section 3 reflects these changes.

PARKING REQUIREMENTS – Section 21, Subd. 7

Overview / Background

At their January meeting, the Planning Commission reviewed parking space requirements for the most common types of development that Long Lake sees. Overall, they found that the current parking space requirements are satisfactory. There were several uses requiring minor amendments. The changes are summarized below:

Drive-Thru/Fast Food

- Old requirement: At least one parking space for every two seats, or one space per 40 SF of dining area, and one space for each 80 SF of kitchen area, plus five stacking spaces for the first pick-up window and two stacking spaces for each additional window.
- New requirement: One parking space for each three seats, plus five stacking spaces for the first pick-up window and two stacking spaces for each additional window.
- Rationale: Having two different requirements, one based on square footage and one based on seats, is confusing. The code does not provide guidance on when to use either scenario. The Planning Commission recommends utilizing seats only, to allow the parking requirement to more accurately reflect restaurant capacity, and to be simpler for the applicant and staff to calculate.

Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, On-Sale Nightclubs

- Old requirement: At least one parking space for every two seats, or one space per 40 SF of dining area, and one space for each 80 SF of kitchen area.
- New requirement: One space for each three seats.
- Rationale: Same as above.

Service Establishment

- Old requirement: At least one off-street parking space for each 300 SF of floor area.
- New requirement: One space per 250 SF of floor area
- Rationale: Service businesses are more likely to see more people coming through at any given time, so should have a slightly higher parking requirement than retail.

Retail Establishment

- Old requirement: One space per 300 SF of floor area (used to be grouped with service establishment)
- New requirement: One space per 300 SF of floor area (not grouped with service establishment)
- Rationale: No change to retail requirement; this is here to separate retail and service businesses into individual categories.

Ordinance No. 2024-01, Section 4 reflects these changes.

Supporting Information

- Ordinance No. 2024-01