



CITY OF
LONG LAKE

Planning Commission Agenda Report

City of Long Lake

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

MEETING DATE / February 13, 2024

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

Prepared By: Hannah Rybak, City Planner

Report Date: 02/06/2024

Recommended Planning Commission Action

Staff recommends the Planning Commission review and discuss the information presented with this report. Following the Public Hearing, the Commission should make a recommendation to the City Council regarding adoption of the draft ordinance and proposed amendments.

MISCELLANEOUS AMENDMENTS

The proposed amendments to Section 19, Subds. 9 and 10 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.

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. The Planning Commission provided staff with input on appropriate regulations for the storage of these items:

- Increase the allowable number of 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, with a 3-foot setback
- 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

A draft ordinance showing these changes has been provided in your packet.

Staff has some concerns regarding the standards above for a corner side yard. In looking at definitions in the zoning ordinance, it is intended that a “front yard” be maintained along both street frontages for corner lots.

Section 2: Definitions

Subd. 113. Lot, Front. The front of a lot shall be, for purposes of complying with this Ordinance, that boundary abutting a public right-of-way.

Subd. 116. Lot Line - Front. Any boundary of a lot which abuts an existing or dedicated public street.

Subd. 208. Yard, Front. That area extending along the full length of a front lot line between side lots lines and to the depth required in the yard regulations for the district in which it is located. In the case of a corner lot abutting one or more major roads, both yards shall be considered front yards. A major road is any road that is of a collector designation or greater.

The definitions above demonstrate that the ordinance intends for both street frontages to be maintained as front yards; this would mean generally free from storage. In most cases of a corner lot, the corner side yard abuts a neighboring property at its front yard. It would be reasonable for those neighbors to expect an open yard, free from storage, to abut their yard. If the provision in question (allowing virtually unregulated storage of boats/trailer/RVs in corner side yards), it is likely that the City would receive complaints from abutting neighbors, or neighbors across the street with an unobstructed view of the storage.

Another item to note is that many boats and RV's are approximately the same size as the average shed, and are just under, or just as, tall. The Zoning Ordinance does not allow for sheds to be placed in front/corner side yards.

Section 19 Subd. 4 Accessory Buildings

B. Setback Requirements. No accessory buildings shall be erected or located in front of the front line of the building or within the front yard of a property, except that for all single family residential properties, an accessory building may be located in front of the front line of the building if it meets the front yard setback required for the principal structure. Accessory buildings shall be five (5) feet or more from all lot lines adjoining lots, shall be ten (10) feet or more from any other building or structure on the same lot and shall not be located within a utility easement.

Staff recommends that the Planning Commission consider this information and discuss if the corner side yard is appropriate for storage, or if the intent of the definitions section should be followed and corner side yards subject to the same regulations as front yards.

If the Planning Commission feels strongly that corner side yards should be permitted to be used for boat/trailer/RV storage, staff would recommend that it be subject to one of the following:

- Increased setback from property line (15+ feet)
- Required to be stored immediately adjacent to a principal or accessory structure (permissible right up next to the building, not out in the yard)

PARKING REQUIREMENTS – Section 21, Subd. 7

Overview / Background

Staff offers several proposed amendments to parking standards based on the January Planning Commission discussion. The amendments include slight adjustments to the required parking for the following uses: Drive-Thru/Fast Food, Restaurants, Retail and Service Establishment. 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.

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.

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

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)

A draft ordinance showing these changes has been provided in your packet.

Supporting Information

- Draft Ordinance No. 2024-01