

File



City of Lake Elmo

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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, September 11, 2006, at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Agenda Approval
3. Zoning Ordinance
4. Adjourn

MEMO

(September 8, 2006 for the Meeting of September 11, 2006)

To: Lake Elmo Planning Commission

From: Kelli Matzek, Assistant Planner

Subject: Zoning Code Rewrite

This week I have the updated pages from last week's meeting for your review. We will be discussing a portion of the following topic:

- General Building and Performance Standards

I have utilized the legislative formatting suggested by the Planning Commission at the last meeting. The regular text is the existing Lake Elmo Code. The bold text identifies from where the existing Lake Elmo code was pulled. The underlined text is proposed and the stricken text is removed. The proposed language I have pulled from other city codes (Oak Park Heights and Plymouth primarily).

I have researched additional proposed alternatives to the highlighted wording on page D-7 (154.225 A9). Attached are two additional pages outlining various Minnesota city codes regarding storage of recreational vehicles. There was a wide array of code requirements and I would like further direction from the Planning Commission on which direction to take with this piece of code.

I will continue to research other wording options for the highlighted portion – 154.227 Part B on page D-8 and D-9 and will have a proposed wording for your review at the meeting.

The next meeting will be held on **Monday, September 25th at 7:00 p.m.**

ZONING CODE (cont.)

General Building and Performance Standards

- 154.220 Purpose
- 154.221 Dwelling Unit Restriction
- 154.222 Lot Provisions
- 154.223 Grading and Drainage
- 154.224 Traffic Sight Visibility
- 154.225 Storing of Personal Property in Residential Zoning
- 154.226 Exterior Storage in Non-Residential Districts
- 154.227 Exterior Storage in All Districts
- 154.228 Passenger Vehicles and Trucks
- 154.229 Bulk Storage (Liquid)
- 154.230 Radiation and Electrical Interference Prohibited
- 154.231 Explosives
- 154.232 Common Open Space and Amenities
- 154.2&& RESERVED - Lighting, Glare Control, and Exterior Lighting Standards

GENERAL BUILDING AND PERFORMANCE STANDARDS

154.220 PURPOSE.

The purpose of this section of the Zoning Ordinance is to establish general development performance standards. These standards are intended and designed to assure compatibility of uses; to prevent blight, deterioration and decay; and to enhance the health, safety and general welfare of the residents of the community. All uses, buildings, and structures permitted pursuant to this section shall conform to the performance and design standards set forth in this section; the standards are determined to be the minimum standards necessary to comply with the intent and purposes of this Code as set forth in this section.

154.221 DWELLING UNIT RESTRICTION.

(A) There shall be no more than one principal building on any one (1) parcel of land.

(B) ~~No cellar, garage, recreational vehicle or trailer, basement with unfinished exterior structure above, or accessory building shall be used at anytime as a dwelling unit.~~ No cellar, basement with unfinished exterior structure above, home without a Certificate of Occupancy, garage, tent, play house, accessory building, recreational camping vehicle or trailer, or similar structure shall at any time be used as living quarters, temporarily or permanently, except as may be approved in emergency cases by the Zoning Administrator as an administrative permit.

~~(C) All principal buildings hereafter erected on unplatted land shall be so placed as to avoid obstruction of future street or utility extensions and shall be so placed as to permit reasonably anticipated future subdivisions and land use.~~

(C) All principal buildings shall meet or exceed the minimum standard of the Minnesota State Building Code, the Minnesota State Uniform Fire Code, the Minnesota Department of Health, the Minnesota Pollution Control Agency, and the City's on-site sewage treatment ordinance.

(D) Dwelling Units in Commercial and Industrial Districts. Dwelling units for watchman and family shall be considered as an accessory use and shall conform to all applicable regulations for the district in which located, except as modified in this subsection:

(1) A dwelling unit in the commercial district located in a commercial structure shall not occupy the front half of the ground floor or basement.

(2) A dwelling unit in a commercial or industrial building shall not contain more than one (1) bedroom unless the building is part of a planned unit development.

(3) No detached dwelling unit shall be permitted in the commercial or industrial districts, except as part of a planned unit development.

(4) A dwelling unit which is a part of the principal building shall be provided with two (2) exits; one (1) shall be a direct outside exit.

(5) All buildings shall conform to the building code and applicable fire codes.

(E) Tents, play houses or similar structures may be used for play or recreational purposes only.

(F) Energy conservation designs in housing, including earth sheltered residential dwellings, are not prohibited by this provision of the Ordinance, provided that a conditional use permit is approved by the City Council and the structure complies with standards imposed by the State and the Minnesota State Building Code.

154.222 LOT PROVISIONS.

~~(A) Contiguous Parcels. If, in a group of two or more contiguous lots or parcels of land owned or controlled by the same person, any individual lot or parcel does not meet the full width or area requirements of this section, the individual lot or parcel cannot be considered as a separate parcel of land for purposes of sale or development, but must be combined with adjacent lots or parcels under the same ownership so that the~~

~~combination will equal one or more parcels of land each meeting the full lot width and area requirements of this section.~~

(A) When a development is proposed which is to be located on two (2) or more lots, and such lots are required to meet the minimum district area and frontage requirement and/or are required to accommodate the use, the lots shall be combined in accordance with the City's Subdivision Ordinance, prior to the issuing of a building permit.

(B) Except as may be allowed pursuant to Section ##, when two (2) or more lots are located in the same zoning district, one (1) or more of which lack adequate area or dimensions to qualify for use under the current ordinance requirements and are contiguous and held in one ownership, they shall be combined for use in order to meet the lot requirements by subdividing the property in accordance with the Subdivision Ordinance.

(C) Subdivision of Lots. Any lot or parcel of land subdivided by any means after the effective date of this section for purposes of erecting a structure, must be approved as required by the subdivision ordinance.

(D) All lots having frontage on a lake or stream shall be subject to the provisions of the Shoreland Management Ordinance as well as the regulations provided by this chapter. All lots on unclassified bodies of water in the shoreland management ordinance shall meet the minimum setback requirements for a General Development Natural Environment Lake, except as provided in the Shoreland Management Section.

(E) Lots in the Flood Plain. All lots in a designated flood plain shall be subject to the Flood Plain Ordinance as well as the regulations provided by this chapter.

(F) Reduction of Required Yard or Lot Size Prohibited. No yard or lot shall be reduced in area or dimension so as to make it less than the minimum required by this section, and if the existing yard or lot is less than the minimum required, it shall not be further reduced. No required yard or lot currently used for a building or dwelling group shall be used to satisfy minimum lot area requirements for any other building.

(G) Sloping On Erodible Building Sites. No structure shall be constructed On sites with slopes of greater than twenty-five percent (25%) or on easily erodible soils as defined on the community soils maps and compiled by the County Soils Conservation Agent. ~~no structure shall be constructed.~~

~~(H) Minimum Area Requirements for Lots Without Public Sanitary Sewer.~~

~~(1) In areas without public sanitary sewer, but where public sanitary sewer is proposed in the City's capital improvement program, single and two family homes shall demonstrate suitable soil conditions for adequate on-site sewage treatment area.~~

~~(2) In areas without public sanitary sewer where public sanitary sewer is not proposed in the City Capital Improvement Program or Comprehensive Plan, single and two family homes shall demonstrate suitable soil conditions for a minimum on site sewage treatment area of one (1) acre per dwelling unit.~~

~~(3) A building permit shall not be issued for a lot which either does not meet the minimum acres of acceptable soils for on site sewage treatment; or does not have enough acceptable soils within the lot or under legal contract to construct at least two (2) complete septic/drainfield treatment systems.~~

(H) Lot Width on a Public Street. All lots or parcels shall have direct adequate physical access for emergency vehicles along the frontage of the lot or parcel on a dedicated and approved public roadway to the width derived from applying the lot width requirement in each zoning district.

(I) All buildings shall be so placed so that they will not obstruct future streets which may be constructed by the City and be in conformity with existing streets, adopted plans, and according to the standards employed by the City.

(J) Any person desiring to improve property shall submit to the Building Official a registered survey and site plan of said premises and information on the location and dimension of existing and proposed buildings, location of easements within the property, encroachments, and any other information which may be necessary to evaluate conformance with City ordinances.

(J) Substandard lots of record shall be governed by Section ## of this Ordinance.

(K) On a through lot, both street lines shall be front lot lines for applying the yard and parking setback regulations of this Ordinance. In addition, no home on a through lot or corner lot in any residential zone shall maintain direct access to any arterial street designated as such by the Comprehensive Plan.

(L) Outlots are deemed unbuildable and no building permit shall be issued for such properties, except that permits for fences may be issued.

(M) Except as otherwise allowed by property subdivision, each lot shall have frontage and access directly onto an abutting, improved and City-accepted public street. An existing lot of record (vacant or for redevelopment) that does not have frontage and access directly onto an abutting, improved and City accepted public street shall require approval of a conditional use permit prior to issuance of any building permits.

(N) No division of a parcel shall be made which leaves remaining any lot with frontage or area below the requirements stated in this Ordinance.

154.223 GRADING AND DRAINAGE.

~~Placing entrance culverts, or doing any act which may alter or affect the drainage of public streets or other public property or the surface or grade of public streets, or sidewalks without proper permit.~~

(A) No land shall be developed and no use shall be permitted that results in water runoff causing flooding, erosion, or deposit of minerals on adjacent properties which is inconsistent with the grading and erosion control plan provisions of Section ## of the City Code. Such runoff shall be properly channeled into a storm drain, water course, ponding area, or other public facilities subject to the review and approval of the City Engineer.

(B) In the case of all residential subdivisions, multiple family, public, institutional, and business developments, the grading and drainage plans shall be submitted to the City Engineer for review and the final drainage plan shall be subject to the City Engineer's written approval. In the case of such uses, no modification in grade and drainage flow through fill, erection of retaining walls or other such actions shall be allowed until such plans have been reviewed and received written approval from the City Engineer or a permit is obtained if needed.

(C) Except for written authorization of the City Engineer, the top of the foundation and garage floor of all structures shall be a minimum of eighteen (18) inches above the top of the curb of the abutting street upon which the property fronts and the driveway shall have a slope of not more than ten (10) percent.

154.224 TRAFFIC SIGHT VISIBILITY.

~~(A) The traffic generated by any use shall be controlled so as to prevent:~~
~~_____ (1) Congestion of the public streets,~~
~~_____ (2) Traffic hazards, and~~
~~_____ (3) Excessive traffic through residential areas, particularly truck traffic.~~
~~Internal traffic shall be so regulated as to ensure its safe and orderly flow. Traffic into and out of business and industrial areas shall in all cases be forward moving with no backing into street.~~ PUT IN THE "WHERE COULD THIS GO" PILE

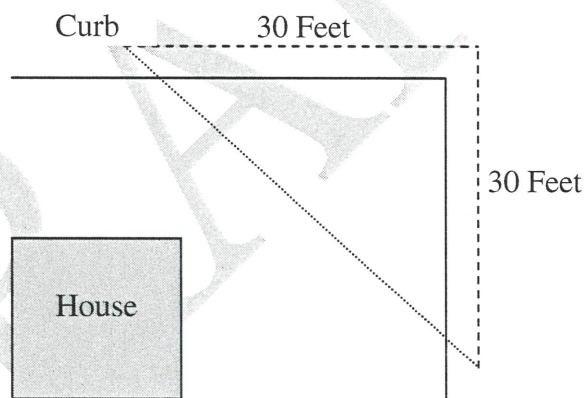
~~(B) On any corner lot, nothing shall be placed or allowed to grow in a manner that impedes vision between a height of two and one half (2 ½) and ten (10) feet above the center line grades of the intersecting streets within fifteen (15) feet of the intersecting street right of way lines. This restriction shall also apply to the planting of crops and to yard grades that result in elevations that impede vision within fifteen (15) feet of any intersecting street right of way lines.~~

~~Or (B) Nothing shall be placed or allowed to grow in such a manner as materially to impede vision between a height of two and one half (2 ½) and ten (10) feet above the~~

~~center line grades of the intersecting streets within one hundred (100) feet of the intersection.~~

Except for a governmental agency for the purpose of screening, no wall, fence, structure, tree, shrub, vegetation or other obstruction shall be placed on or extend into any yard or right-of-way area so as to pose a danger to traffic by obscuring the view of approaching vehicular traffic or pedestrians from any street or driveway. Visibility from any street or driveway shall be unobstructed between the height of two and one-half (2 ½) feet and ten (10) feet, measured at the intersection of the projected curb line of two (2) intersecting streets or drives, thence thirty (30) feet along one curb line, thence diagonally to a point thirty (30) feet from the point of beginning along the other curb line (see attached drawing). These requirements shall not apply to conditions that legally exist prior to the effective date of this Ordinance unless the Zoning Administrator determines that such conditions are determined to constitute a safety hazard.

~~(C) Obstruction of view of traffic. All trees, hedges, billboards, or other obstructions which prevent persons from having a clear view of traffic approaching an intersection from cross streets in sufficient time to bring a motor vehicle driven at a reasonable speed to a full stop before the intersection is reached;~~



EXTERIOR STORAGE/DISPLAY

~~154.22#~~ EXTERIOR STORAGE DEFINED

~~Exterior storage as used in this section, means the storage of goods, materials, equipment, manufactured products and similar items not fully enclosed in a building. MOVED TO DEFINITION SECTION~~

154.225 STORING OF PERSONAL PROPERTY IN RESIDENTIAL ZONING DISTRICTS.

(A) All personal property shall be stored within a building or fully screened so as not to be visible from adjoining properties and public streets, except for the following:

- (1) Laundry, drying;
- (2) Anchored or fixed Recreational equipment commonly used in residential yards shall be setback ten (10) feet from any lot line;
- (3) ~~Construction and landscaping materials, and equipment currently (within a period of six (6) months) being used on the premises;~~ Construction and landscaping materials or equipment, if these are used or intended for use on the premises within a period of six (6) months, unless there is an active building permit issued for improvements on the property;
- (4) Off-street parking of licensed operable passenger automobiles and pick-up trucks;
- (5) Boats and trailers less than twenty-five (25) feet in length, if stored in the rear yard more than ten (10) feet distant from any property line;
- (6) Merchandise being displayed for sale in accordance with the provisions of the Zoning Ordinance;
- (7) ~~Farm implements in the AG Zoning District.~~ Agricultural equipment and materials, if these are used or intended for use on the premises within a period of twelve (12) months.
- (8) ~~Firewood storage for personal use.~~ Stacked firewood for the burning supply of the property resident may be located in a side, rear, or equivalent yard.

(9) Recreational vehicle

(1) A recreational vehicle may not be parked on any land outside of an approved camping area or an approved sales lot, except that the parking of one (1) unoccupied vehicle in an accessory private garage, building, or in the rear yard of a residential district is permitted provided that no living quarters shall be maintained or any business practiced in the trailer while it is so parked or stored.

(2) A recreational vehicle owned by a non-resident, guest or visitor may be parked or occupied by the guest or visitor on property on which a permanent dwelling unit is located for a period not to exceed thirty (30) days while visiting the resident of the property. The recreation vehicle shall have self-contained sanitary facilities or standard on-site facilities as required by the community building official/sanitarian.

(B) Existing Uses

Existing uses shall comply with the provisions of this section within a reasonable time, not to exceed six (6) months following the enactment of this Code.

~~A. Recreational camping vehicle. "Recreational Camping Vehicle" includes the following:~~

- ~~1. Any vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses.~~

- ~~2. Any structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.~~
- ~~3. Any portable, temporary dwelling to be used for travel, recreation, and vacation, constructed as an integral part of a self-propelled vehicle; and~~
- ~~4. Any folding structure, mounted on wheels and designed for travel, recreation and vacation use.~~ MOVED TO DEFINITION SECTION

154.226 EXTERIOR STORAGE IN NON-RESIDENTIAL DISTRICTS.

~~In non-residential districts, exterior storage of personal property may be permitted by conditional use permit provided any such property is so stored for purposes relating to a use of the property permitted by the Zoning Ordinance and will not be contrary to the intent and purpose of the Zoning Ordinance.~~

(A) Outside Storage/Display. Exterior storage and display shall be governed by the respective zoning district in which such use is located.

(B) Additional Standards. All exterior storage shall be located in the rear or side yard, shall be screened with materials of 90 percent or more opacity, and shall screen views from adjoining properties and public streets except for the following:

(1) Merchandise being displayed for sale in accordance with zoning district requirements.

(2) Materials and equipment currently being used for construction on the premises.

(C) Parking of Commercial Vehicles. Up to three (3) commercial vehicles such as delivery and service trucks up to twelve thousand (12,000) pounds gross vehicle weight rating (GVWR) may be parked without screening if such vehicles relate to the principal use. Construction equipment, trailers, and vehicles over twelve thousand (12,000) pounds gross vehicle weight rating (GVWR) shall require screening in compliance with Section ## of this Ordinance.

154.227 EXTERIOR STORAGE IN ALL DISTRICTS.

(A) In all districts, all refuse, rubbish or garbage (as defined in subsection 1335.04) shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. The owner of vacant land shall be responsible for keeping the land free of refuse, rubbish or garbage.

(B) Except for temporary construction trailers and mobile services operated by public service agencies (i.e., bookmobile, bloodmobiles, etc.) as allowed by the City, and trailers parked in a designated and improved loading area, no vehicle may be used for

office, business, industrial manufacturing, testing, or storage of items used with or in a business, commercial or industrial enterprise.

(C) The City Council may order the owner of any property to cease or modify exterior storage uses including existing uses, provided it is found that such use constitutes a threat to the public health, safety, convenience, or general welfare.

(D) In all zoning districts, outside storage, including but not limited to equipment storage and the parking of vehicles, shall be prohibited as a principal use of property except as permitted by Conditional Use Permit as provided by the Zoning District.

(E) Any accumulation of refuse not stored in containers which comply with City Code, or any accumulation of refuse including car parts which has remained on a property for more than one (1) week is hereby declared to be a nuisance and may be abated by order of the Zoning Administrator, as provided by Minnesota Statutes and Section ## of the City Code. The cost of abatement shall be recovered in accordance with the applicable provisions of Section ## of the City Code.

154.228 PASSENGER VEHICLES AND TRUCKS. (Taken from 1340.05 Unlicensed Passenger Vehicles and Trucks)

~~Unlicensed passenger vehicles and trucks shall not be parked in residential districts for a period exceeding seven (7) days.~~

Passenger automobiles and trucks not currently licensed by the State, or which are incapable of movement under their own power due to mechanical deficiency, which are parked or stored outside for a period in excess of ninety-six (96) hours, and all materials stored outside in violation of the City Ordinances are considered refuse or junk and shall be disposed of pursuant to City regulations.

154.22# DEFINING JUNK (Taken from 1340.06 Defining "Junk")

~~All exterior storage not permitted by Subsection 1340.02 or included as a permitted accessory use, a permitted use, or included as part of a conditional use permit, or otherwise permitted by the provisions of this Code, is defined as "junk" within the meaning of Subsection 1335.02, Subd. 11 ("Junk") of this Code. MOVE TO DEFINITION SECTION~~

154.229 BULK STORAGE (LIQUID) (Taken from 300.13 Design and Performance Standards – Restrictions on Nuisance and Hazardous Activities, Subd. 9 Bulk Storage (Liquid))

No uses associated with the bulk storage of over two thousand (2,000) gallons of oil, gasoline, liquid fertilizer, chemicals, and similar liquids shall be permitted except as are specifically permitted by the council after finding that fire, explosion, or water or soil contamination hazards are not present that would be detrimental the public health, safety, and general welfare. All existing above-ground liquid storage tanks having a capacity in excess of two thousand (2,000) gallons shall secure such permission within twelve (12) months following enactment of this section. The Zoning Administrator shall require the

development of diking around the tanks, suitably sealed to hold a leakage capacity equal to one hundred fifteen percent (115%) of the tank capacity. Any existing storage tank that, in the opinion of the Planning Commission or the Council, constitutes a hazard to the public safety shall discontinue operations within five (5) years following enactment of this section. (Also see ~~Subd. 10~~: 154.231 Explosives.)

154.230 RADIATION AND ELECTRICAL INTERFERENCE PROHIBITED.
(Taken from 300.13 Design and Performance Standards – Restrictions on Nuisance and Hazardous Activities, Subd. 14 Radiation and Electrical Interference Prohibited)

No activities shall be permitted that emit dangerous radioactivity beyond enclosed areas. There shall be no electrical disturbance (except from domestic household appliances) adversely affecting the operation or ordinary business or household equipment and appliances. Any such emissions are, declared to be a nuisance.

154.231 EXPLOSIVES (Taken from 300.13 Design and Performance Standards – Restrictions on Nuisance and Hazardous Activities, Subd. 10 Explosives.)

No activities involving the storage, use, manufacture of materials or products which could be detonated shall be permitted except those that are specifically permitted by the Council. The materials shall include, but not be confined to, all primary explosives such as lead azide and mercury fulminate, all high explosives and boosters such as TNT, tetryl and nitrates, propellants and components thereof such as nitrocellulose, black powder, and nitroglycerin, blasting explosives such as dynamite, and nuclear fuel and reactor elements such as uranium 235 and plutonium.

~~154.23# FALL OUT SHELTERS~~ (Taken from 300.13 Design and Performance Standards – Restrictions on Nuisance and Hazardous Activities, Subd. 11 Fall-Out Shelters.)

~~Fall out shelters may be permitted in any district, subject to yard regulations of the district. The shelters may contain or be contained in other structures or be constructed separately, and in addition to shelter use, may be used for any use permitted in the district, subject to the district regulations on such use.~~

154.232 COMMON OPEN SPACE AND AMENITIES.

- *I did not find anything in the existing Lake Elmo Code regarding this topic. The text below is entirely proposed code.*

(A) Common private open spaces or amenities may be allowed as part of a PUD or property subdivision, or by conditional use permit subject to the provisions of this Ordinance.

(B) Operating and Maintenance Requirements for Common Open Space and Amenities: Whenever common public open space or amenities are provided, provisions shall be made to assure the continued operation and maintenance of such open space or amenities to a predetermined reasonable standard. Common private open space and

amenities may be placed under the ownership of one or more of the following, as approved by the City Council:

(1) Landlord control, where only use by tenants is anticipated.

(2) Property owners association, provided all of the following conditions are met:

(a) Prior to the use, occupancy, sale or the execution of contracts for sale of individual buildings, units, lots, parcels, tracts or common areas, a declaration of covenants, conditions and restrictions or an equivalent document or a document such as specified by Minnesota Statutes 515, Article 2 and a set of floor plans such as specified by Minnesota Statutes 515, Article 2-110 shall be filed with the City of Lake Elmo. Said filing with the City is to be made prior to the filings of said declaration or document or floor plans with the recording officers of the County.

(b) The declaration of covenants, conditions and restrictions or equivalent document shall specify that deeds, leases or documents of conveyance affecting buildings, units, lots, parcels, or tracts shall subject said properties to the terms of said declaration.

(c) The declaration of covenants, conditions and restrictions shall provide that an owner's association or corporation shall be formed and that all owners shall be members of said association or corporation which shall maintain all properties and common areas in good repair and which shall assess individual property owners proportionate shares of joint or common costs. This declaration shall be subject to the review and approval of the City Attorney. The intent of this requirement is to protect the property values of the individual owner through establishing adequate private control.

(d) The declaration shall additionally, amongst other things, provide that in the event the association or corporation fails to maintain properties in accordance with the applicable rules and regulations of the City of Lake Elmo or fails to pay taxes or assessments on properties as they become due and in the event the said City of Lake Elmo incurs any expenses in enforcing its rules and regulations, which said expenses are not immediately reimbursed by the association or corporation, then the City of Lake Elmo shall have the right to assess each property its prorated share of said expenses. Such assessments, together with interest thereon and costs of collection, shall be a lien on each property against which each such assessment is made.

(e) Membership must be mandatory for each owner, and any successive buyer.

(f) The open space restrictions must be permanent and not for a limited period of years, unless specifically approved by the City.

Storage of Recreational Vehicle – 154.225

Woodbury

In the R-2 and R-4 residential districts recreational equipment up to twenty-four (24) feet in length may be parked or stored outdoors as follows:

- (1) One (1) piece of recreational equipment per dwelling unit. When recreational equipment is on a trailer, the trailer and piece of recreational equipment shall be considered as one (1). Measurement does not include tongue of trailer or motor (if applicable).
- (2) On any rear or side lot not within five (5) feet of the lot line in an established driveway of a lot.
- (3) In an established driveway on a public street, in the front lot, not within fifteen (15) feet of the curb.

Richfield

Boats, campers, small utility trailers and snowmobiles may be parked either in the side or rear yard of a property as long as they are at least 3 feet from surrounding buildings, fences, etc. If the property is a corner lot, they may not be parked in the side yard of the property closest to the street. RV's may also be parked in an established driveway as long as the back of the vehicle is at least 12 feet from the curb. RV's may not be parked or stored on front yards or parked in the street for longer than 48 hours. Recreational vehicles parked or stored on a property must be operable.

Stillwater – I couldn't find anything specific regarding recreational vehicles.

Northfield – I couldn't find anything specific regarding recreational vehicles.

Plymouth

(a) Exceptions. All personal property shall be stored within a building or fully screened so as not to be visible from adjoining properties and public streets, except for the following:

- (7) Recreational vehicles and recreational camping vehicles, provided they are located in a side or rear yard, or in a designated driveway or parking area that is surfaced in compliance with Section 21135.07, Subd. 1. of this Chapter.

Oak Park Heights - Recreational Vehicle: Includes manufactured homes less than thirty-five (35) feet in overall length, including those with telescope or fold down, chassis, mounted campers, house cars, motor homes, tent trailers, slip-in-campers (those mounted in a pickup truck or similar vehicle), converted buses, and converted vans used primarily for recreational purposes. Cars used for racing shall not be included within this definition.

All materials and equipment except as provided below and in Sections 401.21 through 401.34 of this Ordinance shall be stored within a building or fully

screened so as not to be visible from adjoining properties and the public right-of-way except for the following:

- b. Not more than a total of two (2) recreational vehicles and/or pieces of equipment (not including racing cars).

Except as provided below in Subsection 4.f.2 and except on a limited, temporary basis involving guests or work being performed on site, on and off-street parking facilities shall be utilized solely for the parking of licensed and operable passenger automobiles, vans, one (1) truck not to exceed gross capacity of twelve thousand (12,000) pounds; and recreational vehicles and equipment which are the property of the occupant, except as provided below in Subsection 4.f.2. Under no circumstances shall required facilities accessory to residential structures be used for the storage of non-qualifying commercial vehicles, commercial equipment, or for the parking of automobiles belonging to the employees, owners, tenants or customers of business or manufacturing establishments.

Trailers, Recreational Vehicles, and Boat Parking in Residential Areas. Trailers, recreational vehicles or boats shall be allowed on a driveway or designated pad. All trailers, recreational vehicles and boats shall be parked at least five (5) feet from rear property lines.

Storage. Exterior storage on individual manufactured home lots shall comply with the provisions of Section 401.15 of this Chapter, except not more than one (1) recreational vehicle may be allowed on a lot.

Cottage Grove

In residential districts, all personal property must be stored within a building except for the following:

- 5. Off street parking or storage of vehicles and recreational vehicles as permitted by section 6-2-4 of this code. Vehicle parking must comply with the setbacks for accessory structures in the zoning district;

RECREATIONAL VEHICLE: Any vehicle used primarily for recreation including, but not limited to, a camper, snowmobile, trail bike, all terrain vehicle, motor vehicle licensed for highway operation which is being used for off road recreational purposes, boat or other recreational watercraft, and any trailer for transportation of such recreational vehicle.

General Parking Requirements: Vehicles shall be parked in accordance with the following provisions:

- 3. In residential districts, vehicles shall be parked on the driveway or other improved parking surface in compliance with this code. Vehicles shall not be parked on unimproved grounds. The parking surface must extend a minimum of one foot (1') around the perimeter of the vehicle.