

**AGENDA
CITY OF COKATO
PLANNING & ZONING
CITY HALL
AUGUST 16, 2021**

- 1. Call to Order & Pledge of Allegiance: 6:00 p.m.**
- 2. Approval of Agenda**
- 3. Storage of Items on Properties**
- 4. Adjournment**

MEMO

TO: Planning and Zoning Commission

FROM: Brad Potter, City Administrator

DATE: August 13, 2021

RE: Planning and Zoning Commission/City Council – Standards for storage and placement of boats, trailers

There has been discussion about the storage of boats, trailers, cars, fish houses and campers. While the City regulates some of the placement requirements for RV's, there has been discussion about placement, storage of such items and if they have to be on a hard surface or not. The proposed rules require 30 feet from the public street to be hardsurfaced with concrete or asphalt and allows a maximum of 32 feet wide or 40% of the front yard.

District	Proposed Driveway Asphalt Required	Front Yard	Side Yard	Rear Yard
Fish Houses	Asphalt or hard surface at least 30 feet from street surface. Greater than 30 feet from street may be gravel or aggregate. 5' from neighboring property line	5' from side property lines. Driveway and parking areas can be no more than 32 feet wide or no more than 40% width (whichever is greater) may be covered with asphalt or	10'- Fish Houses must be at least 10 feet from the property line. They may be on gravel /aggregate surface.	5' Setback – Allowed in rear yard no more than 10% of rear yard or 500 square feet (whichever is greater) may be covered with temporary vehicles such as boats, fish house or trailers.

		concrete in front yard. No gravel allowed unless there is an existing gravel driveway.		
Boats	Asphalt or hard surface at least 30 feet from street surface. Greater than 30 feet from street may be gravel or aggregate. 5' from neighboring property line		10' - Boats must be at least 10 feet from the property line. They may be on gravel /aggregate surface.	5' Setback – Allowed in rear yard no more than 10% of rear yard or 500 square feet (whichever is greater) may be covered with temporary vehicles such as boats, fish house or trailers.
Trailers			10'	5' Setback – Allowed in rear yard no more than 10% of rear yard or 500 square feet (whichever is greater) may be covered with temporary vehicles such as boats, fish house or trailers.
RV's	** 5' from neighboring property line	See existing regulations		
Dog Kennels	NA	Not allowed	10 feet	5 feet

Recreational Vehicles are currently regulated in the following regulations that was passed by the City

§ 70.07 RECREATIONAL VEHICLE PARKING REGULATIONS

(A) In addition to the general parking regulations established in § 70.06, the following parking regulations regarding recreational vehicles shall apply in all residential zoning districts.

(B) *Parking of recreational vehicles.*

(1) *Purpose.* The standards established for recreational vehicles and equipment in this section are designed to regulate their storage and use and to protect the health, safety and general welfare of the community. The standards are established to promote the safe use, storage and parking of recreational vehicles and equipment and to eliminate those conditions or misuses which are unsafe or cause deterioration of property and property values.

(2) *Findings.* The outside parking or outside storage of recreational vehicles on or abutting

residential district properties, if unregulated, is found to have a detrimental influence upon the public health, safety, prosperity, good order and general welfare in residential districts. The detrimental impacts include, but are not limited to, obstruction of view on streets and private properties; preventing full use of residential streets for residential parking; creating a cluttered and unsightly area; creating overcrowding if the recreational vehicles are used as a residence; creating environmental hazards if the recreational vehicles are not properly maintained or are stored for excessive periods of time; detrimentally impacting the essential residential character of the neighborhood if the vehicle is stored and not used by the occupants of the principal dwelling for the vehicle's intended purpose as a recreational vehicle; and otherwise adversely affecting residential property values and the character of the neighborhood.

(3) *Nuisance.* The outside parking or outside storage on or abutting residential district properties of recreational vehicles or equipment in violation of the standards set forth in this division is found to create a nuisance and is prohibited. *Recreational vehicles or equipment as defined in section (4) below are prohibited from parking on the streets in all residential zoning districts.*

(4) *Definitions.* For purposes of this section, the following terms have the meanings assigned to them below.

RECREATIONAL VEHICLES AND EQUIPMENT

(a) Travel trailers, including those which telescope or fold down, chassis mounted campers, motor homes, tent trailers, slip-on campers, converted buses and converted vans that provide temporary human living quarters. A ***RECREATIONAL VEHICLE*** is a vehicle that:

1. Is not used as the residence of the owner or occupant;
2. Is used while engaged in recreational or vacation activities; and
3. Is either self-propelled or towed on the highways incidental to the recreational or vacation activities.

(b) The term includes snowmobiles and snowmobile trailers, boats and boat trailers, and all-terrain vehicles and all-terrain vehicle trailers and utility trailers. The term does not include manufactured homes or park trailers as those terms are defined by M.S. § 168.002, as it may be amended from time to time.

SLIP-ON CAMPER. Any camper which is mounted into a pick-up truck in the pick-up box, either by bolting through the floor of the pick-up box or by firmly clamping to the side of the pick-up box.

UTILITY TRAILER. Any motorless vehicle used for carrying property on its own structure while being drawn by a motor vehicle.

(5) *Parking regulations.*

(a) Recreational vehicles and equipment may not be parked on city streets, but may be parked or stored in a residential zoning district on private property as follows:

(a) In a fully enclosed structure;

(b) On any rear or side yard of a lot except the side yard of a corner lot adjacent to the street, provided that:

1. No more than one recreational vehicle per property may be parked or stored outside of an established driveway; and
2. The vehicle meets the requirements of this division; or

(c) In the front yard of a lot, provided that:

1. The recreational vehicle is parked in an established driveway at a location on the driveway that is farthest from the side lot line of the property;
2. The vehicle is not closer than 12 feet to the curb line of the street abutting the driveway;
3. The vehicle does not obstruct a public sidewalk; and
4. The vehicle meets the requirements of this division.

(b) *Loading.* A recreational vehicle may be stored on a lot without regard to the location on the lot for the sole and express purpose of loading and unloading for a period not in excess of 48 hours.

(c) *Slide-in pickup campers.* Unmounted slide-in pickup campers must be stored no higher than 20 inches above the ground and must be securely supported on at least at four corners by solid support blocks.

(d) *Storage.* Except as provided herein, all recreational vehicles or equipment parked or stored outside must be on wheels or must be securely attached to a wheeled trailer or other wheeled vehicle, with wheels fully inflated. This requirement does not apply to canoes, kayaks or slide-in pickup campers that are stored in compliance with division (D)(3) above.

(e) *Covers.* Except as provided herein, all snowmobiles, all-terrain vehicles and boats that are parked or stored outside must be covered with a tightly fitted cover designed to keep out rodents and rain and kept free of standing water. Canoes or kayaks do not require a cover if they are stored in a manner that prevents rain accumulation.

(f) *Licenses.* All recreational vehicles or equipment parked or stored outside must display current licenses as required by applicable law for use in the State of Minnesota.

(g) *Location.* All recreational vehicles or equipment parked or stored outside must be located

at least three feet from any building or other structure, including but not limited to fences. Canoes and kayaks are excepted from this requirement.

(h) *Owned by occupant.* All recreational vehicles or equipment parked or stored outside must be owned by an occupant of the premises on which the vehicle or equipment is parked or stored. The owner of the recreational vehicle or equipment must be able to present proof of ownership of the vehicle or equipment upon request of an authorized code enforcement official. In addition, owner must be able to show proof of occupancy of the property where the vehicle or equipment is located.

(i) *Size limit.* No more than one recreational vehicle or equipment parked or stored outside on a property may exceed seven and one-half feet in width or seven and one-half feet in height.

(6) *Prohibited uses.* A recreational vehicle or equipment shall not be used as a permanent residence.

(7) *Waivers.* The City Council may grant a waiver to the literal provisions of this section in the case of unusual circumstances or hardship so long as the public health, safety, or welfare is not endangered by such waiver and subject to such terms and conditions as the City Council may establish.

§ 70.08 ADDITIONAL RESIDENTIAL PARKING REGULATIONS

The following additional regulations apply to all vehicle parking in residential zoning districts and on streets adjacent to residential zoning districts.

(A) Driveways and parking areas shall be at least five feet from a side property line except in the case of a driveway shared by abutting properties. Vehicles may be parked up to the property line in the case of shared driveways so long as reasonable access for the abutting property is maintained. Parking areas shall not be in the street right-of-way or on other public property.

(B) No owner or operator shall park a vehicle in a location which blocks a sidewalk or access to a driveway.

(C) No Commercial Motor Vehicle as defined in M.S. Section 169.011 Subd. 16 shall be parked or allowed to stand on any street in a residential zoning district except as follows:

(1) for purposes of making a delivery to a residential property as requested by the owner/occupant.

(2) for construction purposes with an approved building or other permit issued by the City.

(3) Under no circumstances shall a vehicle meeting these exceptions remain on the street longer than 24 hours. No overnight parking is allowed.

(D) Whether or not it meets the definition in section (C) above, no semi-truck or semi-truck/trailer shall be parked or allowed to stand on any street for any length of time within a residential zoning district except in an emergency in order to change tractors.