

Agenda Item: 8 (a)

Background Information: Earlier the Exterior Storage Ordinance was amended to be more enforceable. However, we found that 2 C, D & E conflict with one another. In addition, during discussions with a property owner, the Planning Commission considered allowing Exterior Storage on lots if the owner owned property across the street.

Applicable Regulations:

Section 17-3.2. DEFINITIONS

192. **Recreational Equipment.** Play apparatus such as swing sets and slides, sandboxes, poles for nets, ~~boats and trailers not exceeding twenty (20) feet in length,~~ picnic tables, lawn chairs, barbeque stands/grills, and similar equipment or structures but excluding tree houses, swimming pools, play houses exceeding twenty-five (25) square feet of floor area, or sheds utilized for storage equipment.

193. **Recreational Vehicle.** A motorized vehicle designed and used for recreational purposes and enjoyment and non-motorized vehicles or equipment designed to attach thereto and be drawn or propelled thereby, including, but not limited to, snowmobiles, all-terrain vehicles, ~~boats exceeding twenty (20) feet in length,~~ boat trailers, travel trailers, truck campers, camping trailers, and self-propelled motor homes, and other recreational motor vehicles as defined by Minnesota Statutes, Section 84.90.

Section 17-7.5 EXTERIOR STORAGE

1. Declaration of Nuisance. Excess outdoor storage of materials, equipment and other objects is declared to be a public nuisance because it is unsightly, decreases adjoining landowners' and occupants' enjoyment of their property and neighborhood, adversely affects property values and neighborhood patterns and poses a threat to the public health and safety when such objects are visible and accessible to passersby.

2. Standards. Objects stored outside that are visible from public rights

of way or neighboring properties are a public nuisance if they are not stored in compliance with the following requirements.

- A. There shall be no exterior storage allowed on lots that do not contain a principle or accessory structure.
- B. Where there is a principle or accessory structure, all materials, equipment and other objects shall be stored within a building or fully screened so as not to be visible from adjoining properties, except for the following: laundry drying, recreational equipment, construction landscaping materials and equipment currently being used for construction of the premises, woodpiles, agricultural equipment and materials if these are used or intended for use on the premises, off-street parking except as otherwise regulated herein.
- C. No more than two fish houses ~~and one recreational vehicle~~ are permissible. Fish houses ~~and recreational vehicles~~ must be stored at least 10 feet distance from ~~any~~ a rear property line and outside of the OHW setback.
- D. Exterior Storage shall be allowed as follows:

ZONING CLASSIFICATION	STANDARD:
Agriculture Forest Management	<u>Storage of recreational vehicles, including boats, shall be allowed to be parked and/or stored outside a building on private property where such storage is not visible from other properties or right-of-ways or public waters during leaf-off conditions, so long as required setbacks can be maintained. (1) (2)</u>
Rural Residential Transition Residential Urban Residential	<u>A maximum of three (3) recreational vehicles, including boats, shall be allowed to be parked and/or stored outside a building on private property in the rear yard of a non-riparian lot not less than the applicable setback from any property line. (1) (2) (3)</u>
Downtown Mixed Use Commercial	<u>Conditional Use Permit</u>
Shoreline Residential Shoreline Commercial	<u>A maximum of three (3) recreational vehicles, including boats, shall be allowed to be parked and/or stored</u>

	<u>outside a building on private property in the rear yard of a riparian lot, not less than the applicable setback from any property line or ordinary high water mark of a public water. (1) (2)</u>
Public Light Industrial	Exterior storage areas for materials, equipment, and other objects shall be enclosed by an eight (8) foot permanent fence or combination of fence and vegetation that entirely blocks the view of the exterior storage area from <u>adjacent properties in areas other than in the light industrial district and 50% from</u> the public right-of-way and adjacent properties in areas <u>other than in the light industrial district</u> . Exterior storage areas shall meet all structure setbacks.

- (1) All recreational vehicles, including boats, shall display a current license or watercraft registration if required for such boat or recreational vehicle.
- (2) Non-motorized watercraft nine (9) feet in length or less that do not require watercraft registration by the State of Minnesota are not considered as stored under this article, so long as applicable setbacks are maintained.
- (3) For the purposes of this section, multiple recreational vehicles stored on a single trailer less than 30 feet in length shall be considered one recreational vehicle.

~~D. Boats and recreational vehicles shall be allowed to be parked and/or stored outside a building on private property up to a cumulative total of 7 days per calendar year, except that boats and recreational vehicles less than 30 feet in length stored in the rear yard of a non-riparian lot not less than the applicable setback from any property line are not subject to the 7-day limit established herein if the following standards are satisfied:~~

~~(1) A maximum of three boats and recreational vehicles less than 30 feet in length may be stored outside in the rear of improved lots only, not less than the applicable setback from any property line or ordinary high water mark of a public water.~~

~~(2) All boats and recreational vehicles stored outside more than 7 cumulative days per year shall display a current license or watercraft registration if required for such boat or recreational vehicle by the State of Minnesota.~~

~~(3) — For the purposes of this section, multiple recreational vehicles stored on a single trailer less than 30 feet in length shall be considered one recreational vehicle.~~

~~E. — Boats and recreational vehicles over 30 feet in length shall be allowed to be parked outside a building anywhere on private property for no more than a cumulative total of 7 days per calendar year for the purposes of repair, preparation for mooring, or transition to and from other storage arrangements.~~

~~A. — Exceptions:~~

~~(1) — Watercraft normally maintained year round on permanent lifts, tract systems or stands as the normal usage location are not considered as stored under this section.~~

~~(2) — Non-motorized watercraft nine (9) feet in length or less that do not require watercraft registration by the State of Minnesota are not considered as stored under this article, so long as applicable setbacks are maintained.~~

~~(3) — Storage on lots in excess of one acre in area, or where storage is not visible from other properties, right-of-ways, or public waters during leaf-off conditions shall be exempt from above requirements, so long as required setbacks and licensing can be maintained.~~

G. Abandoned motor vehicles shall be stored within a structure or completely screened from view from adjacent properties and right-of-way. See Chapter 3, Article 8.

3. Bulk Storage.

A. All uses associated with the bulk storage of oil, gasoline, liquid propane, liquid fertilizer, chemicals and similar liquids shall comply with the requirements of the Minnesota State Fire Marshall, the Minnesota Pollution Control Agency and Minnesota Department of Agriculture. When in excess of normal domestic allowances, the property owner shall have documents from those offices stating that the use is in compliance. No storage facility shall be constructed or placed where spillage from the facility would drain to a drainageway or public waters without providing complete containment.

Planning Commission Direction: Please come prepared to discuss potential amendments to the above Ordinance.
