

ORDINANCE NO. 2019 -

AN ORDINANCE AMENDING STANDARDS AND APPROVAL PROCESSES FOR THE STORAGE OF RECREATIONAL VEHICLES THEREBY AMENDING CHAPTERS 2, 19 AND 21 OF THE CITY CODE.

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 2 of the City Code is hereby amended by deleting those words within brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 2

ADMINISTRATION

ARTICLE II: ADMINISTRATIVE CODE

§ 2.14 ~~[ADMINISTRATIVE RECREATIONAL VEHICLE PERMITS]~~RESERVED.

- ~~[(a) The hearing examiner authorized by § 2.09 of this code shall hear certain applications for recreational vehicle permits for the purpose of making recommendations to the City Council:~~
 - ~~— (1) Renewals of recreational vehicle permits previously approved by the City Council when conditions of approval attached to those permits specifically authorize the hearing examiner to consider the renewal of those permits; and~~
 - ~~— (2) Reserved.~~
 - ~~— (3) Applications for outside storage of recreational vehicles subject to the provisions of § 19.50.03 of this code.~~
- ~~— (b) The hearing examiner authorized by § 2.09 of this code shall hear, and is authorized to make final decisions, on the following applications for recreational vehicle permits:~~
 - ~~— (1) Location of parking or storage of recreational vehicles on residential parcels not in compliance with § 19.50.03; and~~
 - ~~— (2) Increase in the number of recreational vehicles not stored or parked inside a building on a residential parcel in excess of the maximum number permitted by § 19.50.03. In the case where a recreational vehicle permit is requested to increase the number of recreational vehicles stored outside of a building, all adjacent property owners shall be notified.~~
- ~~— (c) Recreational vehicle permits for outside storage of recreational vehicles granted under the provisions of this section shall be valid for periods not exceeding three years. No administrative application for outside storage of a recreational vehicle shall be accepted unless written consent of all adjacent and affected residential property owners has been submitted. For the purposes of this provision, ADJACENT AND AFFECTED RESIDENTIAL PROPERTY means those property or properties, used for residential purposes, which:~~
 - ~~— (1) Abut the proposed recreational vehicle storage location; or~~
 - ~~— (2) Are within 100 feet of the proposed storage location and from which the recreational vehicle would be visible.~~
- ~~— (d) If the applicant is unable to obtain written consent of all adjacent and affected residential property owners, the application for outside storage of a recreational vehicle may be submitted to the Planning Commission and City Council pursuant to the provisions of §§ 19.17 through 19.21 of this code.~~
- ~~— (e) Written notice of any administrative hearing shall be mailed to all property owners within 200 feet of the property where the recreational vehicle is to be parked or stored.]~~

§ 2.15 [~~RECORD-KEEPING~~]RESERVED.

~~[The hearing examiner shall be responsible for keeping a tape recording of each proceeding. On all matters proceeding to the Planning Commission or City Council, the hearing examiner shall provide to the Planning Commission or City Council:~~

- ~~—(a) Copies of all exhibits, memoranda and materials submitted to the hearing examiner;~~
- ~~—(b) Minutes of the hearing; and~~
- ~~—(c) A copy of the hearing examiner's decision, the required findings and reasons for the decision.]~~

§ 2.16 [~~RECREATIONAL VEHICLE PERMIT HEARING PROCEDURES~~]RESERVED.

~~[(a) Conduct of hearing.~~

- ~~—(1) Filing. Application shall be filed with the Department of Community Development and shall be referred to the Hearing Examiner for consideration.~~
- ~~—(2) Date of hearing. The Hearing Examiner shall conduct a public hearing at a regular meeting in accordance with the agency action timeline.~~
- ~~—(3) Notice of hearing. Written notice shall be mailed to the applicant and property owners within 200 feet of the site at least ten days prior to the date of the hearing. A notice of the time, place and purpose of the hearing shall also be published in the city's official newspaper at least ten days prior to the day of the hearing.~~
- ~~—(4) Planning Division report.~~
 - ~~—(A) The Planning Division shall make a report of recommendation on each application. This report shall enumerate the various reasons for a recommendation to either approve or deny an application.~~
 - ~~—(B) This report shall be filed with the hearing examiner at least 48 hours before the hearing. A copy of the report shall be immediately made available to the applicant and all others entitled to receive notice of the hearing.~~
- ~~—(5) Parties of record. Parties of record shall only be:~~
 - ~~—(A) The applicant;~~
 - ~~—(B) Objecting residents or nonresident property owners who have signed a request to appear before the hearing examiner; and~~
 - ~~—(C) The City Planning Division.~~
- ~~—(6) Presentation of evidence.~~
 - ~~—(A) The hearing examiner is hereby authorized to administer oaths, subpoena witnesses and relevant papers, call witnesses and accept evidence.~~
 - ~~—(B) Parties of record shall be allowed to cross-examine witnesses and to present evidence and argument to the hearing examiner.~~
 - ~~—(C) The hearing examiner is authorized to impose limitations on the number of witnesses heard and on the nature and length of testimony.~~
 - ~~—(D) The hearing examiner shall, upon the request of a party of record, subpoena witnesses as requested by that party.~~
- ~~—(7) Transcript of hearing. The tape recording of the hearing need not be transcribed except on request of the City Council in aid of its review of the record. Any other party wanting the tape transcribed shall pay all costs for such transcription.~~
- ~~—(b) Recommendations. Except as provided in subsection (c) below, the hearing examiner shall make a recommendation supported by reasons specifically related to the applicable findings and requirements of the city code. In the case of approval, the recommendation, along with a record of the proceedings, shall be forwarded to the City Council for consideration unless an aggrieved party wishes to appeal the recommendation to approve. Denials will be final unless appealed by an aggrieved party within the notice area.~~

- ~~—(c) Decisions. For the types of recreational vehicle permits specified in § 2.14, the hearing examiner is authorized to grant final approval without review by the City Council unless an aggrieved party within the notice area wishes to appeal the recommendation to approve. In that case, the appeal will be heard by the Planning Commission pursuant to subsection (d) below. Upon expiration of the three day waiting period, the hearing examiner shall notify the applicant in writing that the decision is final and effective.~~
- ~~—(d) Appeal. Any aggrieved party within the notice area shall have the right to appeal the recommendation or decision of the hearing examiner within three days to the Planning Commission and City Council pursuant to the provisions of §§ 19.17 through 19.22 of this code.]~~

Section 2. That Chapter 19 of the City Code is hereby amended by deleting those words within brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 19

ZONING

ARTICLE V: PERFORMANCE STANDARDS

§ 19.50.03 ~~[RECREATIONAL VEHICLES]~~ RESERVED.

~~[(a) Purpose. The City Council finds that the use and possession of recreational vehicles are an important factor in the lives of a substantial number of residents of the city. The Council finds that improperly stored recreational vehicles can affect public health and safety, property values and the reasonable use and enjoyment of neighboring properties. While the ability of recreational vehicle owners to provide security of and access to their vehicles is a reasonable expectation, they have a responsibility to respect the rights of residents, owners and users of neighboring properties and to avoid interference with the purposes of the zoning district in which they are located. The City Council establishes these regulations as a means to balance the interests of the owners of recreational vehicles, adjacent residents and the public.~~

~~—(b) Definitions. The following words and terms used in this section shall have the following meanings unless the context clearly indicates otherwise.~~

~~—MAJOR OVERHAUL OR REPAIR. Any maintenance, rebuilding, modification or repair which renders the vehicle inoperable for more than 48 hours in any 30 day period, or where any external parts or portions of the vehicle are removed or missing from the vehicle for more than 48 hours in any 30-day period.~~

~~—RECREATIONAL VEHICLE.~~

~~—(1) Any self-propelled vehicle and any vehicle propelled, drawn, towed or carried by a self-propelled vehicle, which is designed to be used for temporary living quarters while engaged in recreational or vacation activities, containing at least four of the following life support systems, two of which must be subsections(A),(B) or(C) below:~~

~~—(A) Cooking with liquid propane gas supply;~~

~~—(B) Portable water supply including sink and faucet;~~

~~—(C) Separate 110-125 volt electrical power supply;~~

- (D) Heating or air conditioning;
- (E) Refrigerator, electric or propane; and
- (F) Toilet, self-contained or connected to a plumbing system; but not including manufactured homes or house trailers as defined in M.S. § 327.31, as it may be amended from time to time.
- (2) A non-motorized trailer intended and generally used for transporting recreational vehicles such as boats and snowmobiles.
- (3) A truck with a slide-in camper which is not used primarily for day-to-day transportation needs.
- (4) Snowmobiles, all-terrain vehicles, any type of watercraft and similar vehicles. Such vehicles which are placed on a utility trailer shall, together with the trailer, be considered a single recreational vehicle.
- (5) Hobby vehicles, defined as passenger automobiles with antique or collector license plates, specialized off-road and racing vehicles which are not primarily used for day-to-day transportation needs. Such vehicles which are placed on a utility trailer shall, together with the trailer, be considered a single recreational vehicle.
- (6) Types of RECREATIONAL VEHICLES:
 - (A) CLASS I. A recreational vehicle with a length of less than 20 feet and a height of less than six feet when measured from the parking surface to highest point of the vehicle. Minor portions of such equipment not exceeding four square feet in vertical cross-section as viewed from the adjacent lot line, but not more than ten feet in height, are permitted.
 - (B) CLASS II.
 - (i) A recreational vehicle with a length of 20 feet or more or a height of six feet or more; or
 - (ii) A hobby vehicle.
 - (c) In all zoning districts.
 - (1) Recreational vehicles and equipment shall not be used for living, sleeping or housekeeping while parked or stored. Recreational vehicles shall not be used for storage or for commercial purposes.
 - (2) Except on properties which are valid motor vehicle dealers, recreational vehicles shall have a current license and registration.
 - (3) Recreational vehicles shall be parked or stored on residential properties in such a manner as to minimize visual impact on adjacent residential uses and on public streets. Any temporary protective coverings shall be of earth-tone colors to minimize visual intrusion on adjacent properties and the public.
 - (4) Recreational vehicles shall be in operable condition. No recreational vehicle shall be parked or stored in a location other than a building unless it is in a condition for the safe and effective performance of its intended function. No recreational vehicle which is in a state of visible external disrepair shall be parked or stored outside of a building.
 - (5) No recreational vehicle shall be parked or stored on any public street for a period of more than six hours in any 24-hour period, and then only when consistent with any specific parking regulations for that street without the prior approval of the Police Department. No recreational vehicle shall, at any time, be parked or stored on the boulevard portion of a public street right-of-way.
 - (d) In Single-Family Residential (R-1A, R-1, RS-1) Districts.
 - (1) Number. The number of recreational vehicles permitted to be parked or stored on a premises in Single-Family Residential Districts (R-1A, R-1, RS-1) shall be governed by the following provisions.
 - (A) Class I RVs, and Class II “hobby vehicle” RVs that are parked or stored within a building, shall not be counted toward the total number of vehicles allowed by § 21.301.06(m) of this code. Class II “hobby vehicles” RVs parked or stored outside of a building and other Class II RVs shall be counted.
 - (B) No limit is placed on the number of Class I RVs, or on the number of Class II “hobby vehicle” RVs, that are parked or stored within a building.

~~— (C) The following alternative numerical limits are applicable to Class I RVs and Class II “hobby vehicle” RVs, when either is located outside of a building, and to other Class II RVs, irrespective of whether they are located inside or outside of a building:~~

~~— (i) Two Class I RVs and no Class II “hobby vehicle” RVs, other Class II RVs, or Type II Vehicles (as defined in § 21.301.06(m) of this code); or~~

~~— (ii) One or fewer Class I RVs and a total of one Class II “hobby vehicle” RV, other Class II RV, or Type II Vehicle (as defined in § 21.301.06(m) of this code).~~

~~— (2) Size. No Class II Recreational Vehicle greater than 40 feet in length shall be permitted on any Single-Family Residential (R-1, R-1A, RS-1) lot in the city.~~

~~— (3) Location. Recreational vehicles may be parked or stored on a lot or parcel which contains a permitted principal use in a residential zoning district, subject to the following regulations.~~

~~— (A) Storage location surfaces. All recreational vehicles shall be parked or stored on hard surfaced driveways meeting the requirements of § 17.13 of this code, or on any surface free from weeds or other vegetative growth.~~

~~— (i) Where the area where such vehicle is parked or stored is separate from a driveway, the approach between the driveway and the parking area need not be paved.~~

~~— (ii) When a surface other than that described in § 17.13 of this code is used for parking or storage of a recreational vehicle, the property owner shall take appropriate measures to assure that all loose material remains within the parking area, and is not deposited on adjacent lots, sidewalks or public rights-of-way.~~

~~— (B) Storage location. Recreational vehicles must not be stored in a manner that:~~

~~— (i) Overhangs into any public right-of-way;~~

~~— (ii) Is closer than 12 feet from the curb of any public street;~~

~~— (iii) Blocks any sidewalk; or~~

~~— (iv) in the determination of the Hearing Examiner, creates a safety hazard.~~

~~— (C) Front yard setback. No recreational vehicle shall be parked or stored more than eight feet in front of the plane of the front wall of the dwelling, whether or not on a hard surfaced driveway. When parked or stored closer to the street than the front plane of the dwelling, the recreational vehicle must be located in the driveway or in the side yard adjacent to the driveway.~~

~~— (D) Side yard setback. All recreational vehicles shall maintain a minimum five foot setback from any side lot line, except when such side lot line is adjacent to a public street.~~

~~— (E) Rear yard setback.~~

~~— (i) Class I recreational vehicles shall maintain a minimum five foot setback from any rear lot line, except when the rear yard is adjacent to a public street.~~

~~— (ii) Class II recreational vehicles shall maintain a minimum 30 foot setback from any rear lot line.~~

~~— (F) Side or rear yard adjacent to a public street. No parking or storage of a recreational vehicle shall be permitted in the required side or rear yard setback area adjacent to a public street without a recreational vehicle permit.~~

~~— (G) Parking in driveway. Any recreational vehicle may be parked in a driveway for the sole and express purpose of loading and unloading for a period not exceeding 48 hours in any seven consecutive day period.~~

~~— (4) General regulations.~~

~~— (A) Ownership and guest parking. All recreational vehicles parked or stored shall be owned or leased by an occupant of the premises where parked or stored. Guests of the occupant of the premises may park on a driveway on the premises (provided the location requirements of subsection (g)(1) below are satisfied), for a period not exceeding seven days in any 30-consecutive day period. No nuisances, including noise, light and odor created by such guest parking are permitted.~~

~~—(B) Screening. Visual screening in the form of a fence or live evergreen plantings shall be provided where the recreational vehicle is readily visible from abutting properties. This provision may be waived by the issuing authority with the written consent of the abutting owners from which the vehicle is readily visible. Screening waivers may be issued for a period of time not to exceed three years. A recreational vehicle is readily visible if more than 50% of its horizontal length can be viewed from within a primary dwelling on an abutting lot.~~

~~—(i) Fences shall screen the maximum amount of the vehicle possible while meeting other requirements of this code.~~

~~—(ii) Live plantings shall screen a minimum of 50% of the length and 50% of the height of the recreational vehicle at the time of planting. Plant materials shall be selected to screen the entire length and height of the recreational vehicle at full maturity.~~

~~—(C) Repairs. No major mechanical overhaul or repair shall be performed on recreational vehicles unless conducted within a completely enclosed building.~~

~~—(e) In Multiple-Family Residential Districts.~~

~~—(1) All recreational vehicles parked or stored shall be owned or leased by an occupant of the premises where parked or stored.~~

~~—(2) Any such vehicle parked or stored outdoors shall be parked or stored on hard surfaced areas meeting the minimum setback requirements for parking lots.~~

~~—(3) Any parking spaces used for parking or storage of recreational vehicles shall be in excess of the minimum number of parking spaces required by this code or by any condition of approval of the City Council.~~

~~—(4) No parking or storage of recreational vehicles shall be permitted unless they are screened from adjacent properties or public rights of way by a fence, building or live plantings.~~

~~—(f) In Nonresidential Districts.~~

~~—(1) Except where the property is approved for motor vehicle sales, or is otherwise allowed as a permitted use or approved as a conditional or interim use, no recreational vehicles shall be parked or stored outdoors for more than 48 hours.~~

~~—(2) Any such vehicle parked or stored outdoors shall be parked or stored on hard surfaced areas meeting the minimum setback requirements for parking lots.~~

~~—(g) Compliance.~~

~~—(1) Upon the effective date of this section, no recreational vehicle shall be parked or stored within the city which:~~

~~—(A) Overhangs into any public right of way;~~

~~—(B) Blocks any sidewalk;~~

~~—(C) In the determination of the issuing authority, creates a safety hazard;~~

~~—(D) Does not have a current license and registration;~~

~~—(E) Violates any restrictions or regulations for parking and storage on public streets; or~~

~~—(F) Is used for living, sleeping or housekeeping, except on a location expressly approved for that purpose by the City Council.~~

~~—(2) All other recreational vehicles existing within the city prior to the effective date of this section shall be parked or stored in compliance with the requirements of this section by June 1, 1995.~~

~~—(3) Permit required: a recreation vehicle permit, for a period not to exceed three years, may be issued to allow outside storage of recreational vehicles in the manners specified below. Such permits require conformance with the provisions of this code. Recreational vehicle permits are issued by the Planning Division and may be issued for the following:~~

~~—(A) An increase in the allowed number of recreational vehicles stored outside of a building in a single-family residential zoning district; and~~

~~—(B) A recreational vehicle, in a single-family residential zoning district, which is parked or stored:~~

- (i) ~~Less than five feet from any side lot line;~~
- (ii) ~~Less than five feet from any rear lot line for a Class I recreational vehicle, or less than 30 feet from any rear lot line for a Class II recreational vehicle;~~
- (iii) ~~More than eight feet in front of the plane of the front wall of the dwelling adjacent to a public street; or~~
- (iv) ~~Less than 30 feet from a public street adjacent to a side or rear yard.]~~

Section 3. That Chapter 21 of the City Code is hereby amended by deleting those words within brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21

ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.13 ~~[RESERVED]~~ RECREATIONAL VEHICLES.

(a) Purpose. The City Council finds that the use and possession of recreational vehicles are an important factor in the lives of a substantial number of residents of the city. The Council finds that improperly stored recreational vehicles can affect public health and safety, property values and the reasonable use and enjoyment of neighboring properties. While the ability of recreational vehicle owners to provide security of and access to their vehicles is a reasonable expectation, they have a responsibility to respect the rights of residents, owners, and users of neighboring properties, and to avoid interference with the purposes of the zoning district in which they are located. The City Council establishes these regulations as a means to balance the interests of the owners of recreational vehicles, adjacent residents, and the public.

(b) Definitions. The following words and terms used in this section shall have the following meanings unless the context clearly indicates otherwise.

MAJOR MECHANICAL OVERHAUL OR REPAIR. Any maintenance, rebuilding, modification, or repair which renders the vehicle inoperable for more than 48 hours in any 30-day period, or where any external parts or portions of the vehicle are removed or missing from the vehicle for more than 48 hours in any 30-day period.

RECREATIONAL VEHICLE.

(1) Any self-propelled vehicle and any vehicle propelled, drawn, towed, or carried by a self-propelled vehicle, which is designed to be used for temporary living quarters while engaged in recreational or vacation activities, containing at least four of the following life support systems, two of which must be subsections (A), (B), or (C) below:

- (A) Cooking with liquid propane gas supply;
- (B) Portable water supply including sink and faucet;

_____ (C) Separate 110-125 volt electrical power supply;
_____ (D) Heating or air conditioning;
_____ (E) Refrigerator, electric or propane; and
_____ (F) Toilet, self-contained or connected to a plumbing system; but not including manufactured homes or house trailers as defined in Minnesota Statutes § 327.31, as it may be amended from time to time;

_____ (2) A non-motorized trailer intended and generally used for transporting recreational vehicles such as boats and snowmobiles;

_____ (3) A truck with a slide-in camper which is not used primarily for day to day transportation needs;

_____ (4) Snowmobiles, all-terrain vehicles, any type of watercraft and similar vehicles. Such vehicles which are placed on a utility trailer shall, together with the trailer, be considered a single recreational vehicle; or

_____ (5) Hobby vehicles, defined as specialized off-road and racing vehicles that are not primarily used for day to day transportation needs. Such vehicles when placed on a utility trailer are, together with the trailer, considered a single recreational vehicle.

RECREATIONAL VEHICLE TYPES.

_____ (1) **CLASS I.** A recreational vehicle with a length of less than 20 feet and a height of less than six feet when measured from the parking surface to highest point of the vehicle. Minor portions of such equipment not exceeding four square feet in vertical cross section as viewed from the adjacent lot line, but not more than ten feet in height, are not counted in the height measurement.

_____ (2) **CLASS II.** A recreational vehicle with a length of 20 feet or more or a height of six feet or more.

_____ (c) *Standards.*

_____ (1) *Standards applicable in all zoning districts.*

_____ (A) Recreational vehicles and equipment must not be used for living, sleeping or housekeeping while parked or stored.

_____ (B) Recreational vehicles must not be used for storage or for commercial purposes.

_____ (C) Except on sites with a valid motor vehicle dealer license, recreational vehicles must have a current license and registration.

_____ (D) Any temporary protective coverings of recreational vehicles must be of earth tone colors, including but not limited to brown, tan, grey, or blue, to minimize visual impact on adjacent sites and on the public.

_____ (E) Recreational vehicles must be in operable condition except in non-residential zoning districts on sites where repair is allowed. No recreational vehicle may be parked or stored in a location other than within a building unless it is in a condition for the safe and effective performance of its intended function. No recreational vehicle which is in a state of visible external disrepair may be parked or stored outside of a building.

_____ (F) Recreational vehicles must not be parked or stored on any public street for a period of more than six hours in any 24-hour period, and then only when consistent with any specific parking regulations for that street without the prior approval of the Police Department. Recreational vehicles must not, at any time, be parked or stored on the boulevard portion of a public street right-of-way, whether perpendicular or parallel to the street.

_____ (G) No major mechanical overhaul or repair may be performed on recreational vehicles unless conducted within a completely enclosed building.

_____ (H) Recreational vehicles must not block or obstruct sidewalks.

_____ (2) *Standards applicable in Single-Family Residential (R-1A, R-1, RS-1) Zoning Districts.*

_____ (A) *Number.* The number of recreational vehicles permitted to be parked or stored on a site in Single-Family Residential Zoning Districts (R-1A, R-1, RS-1) is governed by the following provisions:

(i) There is no limit on the number of Class I recreational vehicles that are parked or stored within a building.

(ii) The following numerical limits are applicable to Class I recreational vehicles located outside of a building and to Class II recreational vehicles, irrespective of whether they are located inside or outside of a building:

(aa) Two Class I recreational vehicles with zero Class II recreational vehicles or Type II Vehicles (as defined in § 21.301.06(m) of this code); or

(bb) One or fewer Class I recreational vehicles with one Class II recreational vehicle or Type II Vehicle (as defined in § 21.301.06(m) of this code).

(B) Size. Recreational vehicles greater than 40 feet in length are not permitted.

(C) Location.

(i) General location standards.

(aa) Recreational vehicles must not be parked or stored in a manner that overhangs into any public right-of-way.

(bb) Recreational vehicles must not be parked or stored within 10 feet of any public sidewalk.

(cc) Recreational vehicles must not be parked or stored in a manner that creates a safety hazard in the determination of the issuing authority.

(dd) Recreational vehicles may only be parked or stored on a site that contains a permitted principal use.

(ii) Placement in rear yards.

(aa) Class I recreational vehicles must be set back at least five feet from any rear lot line not abutting a street and at least 30 feet from any rear lot line abutting a street; and

(bb) Class II recreational vehicles must be set back at least 30 feet from any rear lot line, except that recreational vehicles may be set back as little as five feet from any rear lot line in areas where the recreational vehicle would be entirely between two garages on abutting sites.

(iii) Placement in side yards not abutting a street.

(aa) Recreational vehicles must be set back at least five feet from any side lot line not abutting a street.

(iv) Placement in front yards or side yards abutting streets.

(aa) Except for temporary loading and unloading in accordance with Section 21.301.13 (c) (2) (F) and except for temporary guest visits in accordance with Section 21.301.13 (c)(2)(G), recreational vehicles must not extend more than eight feet in front of the plane of the wall of the dwelling facing a street.

(bb) All recreational vehicles must be set back at least 20 feet from any street curb or edge of pavement.

(D) Screening. Visual screening in the form of a fence or live evergreen plantings must be provided where the recreational vehicle is readily visible from abutting properties and is placed in a rear yard, in a side yard not abutting a street, or in a front or side yard abutting a street when the full RV is less than eight feet in front of the plane of the wall of the dwelling facing a street. A recreational vehicle is readily visible if more than 50% of its horizontal length can be viewed from within a primary dwelling on an abutting lot.

(i) Fences must screen the maximum amount of the vehicle possible while meeting other requirements of this code.

(ii) Live plantings that are used to screen recreational vehicles must be selected to screen the entire length and height of the recreational vehicle at full maturity. Live plantings must screen a minimum of 50% of the length and 50% of the height of the recreational vehicle at the time of planting.

(E) Storage location maintenance. Recreational vehicle storage locations must be kept free from weeds or other vegetative growth.

(F) Loading and unloading. Any recreational vehicle 40 feet or less in length may be temporarily parked in a driveway for the sole and express purpose of loading and unloading for a period not exceeding 48 hours in any seven consecutive day period.

(G) Ownership and guest parking. All recreational vehicles parked or stored must be owned or leased by an occupant of the site where parked or stored. Guests of the occupant of the site may park recreational vehicles on a driveway on the site for a period not exceeding seven days in any consecutive six month period provided all other recreational vehicle standards are met. No nuisances, including noise, light and odor created by such guest parking are permitted.

(3) Standards applicable In Multiple-Family Residential (R-3, R-4, RM-12, RM-24) Zoning Districts.

(A) Ownership. All recreational vehicles parked or stored must be owned or leased by an occupant of the premises where parked or stored.

(B) Placement. Any such vehicle parked or stored outdoors must be parked or stored on hard surfaced areas meeting the minimum setback requirements for parking lots. Any parking spaces used for parking or storage of recreational vehicles must be in excess of the minimum number of parking spaces required by this code or by any condition of approval of the issuing authority.

(C) Screening. No parking or storage of recreational vehicles is permitted unless they are screened from adjacent properties and public rights-of-way by a fence, building or live plantings.

(D) Size. Recreational vehicles greater than 40 feet in length are not permitted.

(E) Principal use. Recreational vehicles may only be parked or stored on a site that contains an allowed principal use.

(4) Standards applicable in all other zoning districts.

(A) Duration. Except where the property is licensed for motor vehicle sales, used for recreational vehicle repair or the presence of recreational vehicles is otherwise expressly allowed by this code, no recreational vehicles may be parked or stored outdoors for more than 48 hours.

(B) Placement. Any recreational vehicle parked or stored outdoors must be parked or stored on hard surfaced areas meeting the minimum setback requirements for parking lots.

ARTICLE V: ADMINISTRATION AND NONCONFORMITY

DIVISION B: APPLICATION PROCESSES AND FEES

§ 21.502.01 APPLICATION PROCESSES AND FEES.

(c) *Application processes and fees.*

Application Process	Review and Decision Making Authority					Notice		Fee
	DRC	ST	HE	PC	CC	N	Mail	

Miscellaneous								
Floodplain permit		DM						\$130
Certification of floodplain zoning compliance		DM						\$95
[RV permit		R	DM				200	\$130
RV permit renewal		R	DM				200	\$130
RV permit sent directly to Planning Commission		R		R	DM	N	200	\$210]

Passed and adopted this _____ day of _____, 2019.

Mayor

ATTEST:

Secretary to the Council

APPROVED:

City Attorney