

## **CHAPTER 98: RECREATIONAL VEHICLES, CAMPERS, TRAILERS, OVERSIZED VEHICLES; STORAGE**

### Section

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#### ***Cross-reference:***

*Recreational Vehicles, see Ch. 73*

### **§ 98.01 PURPOSE AND INTENT.**

The purpose of this chapter is to regulate the storage and use of recreational vehicles, campers, trailers and oversized vehicles in residential and industrial areas within the city.

(Ord. 535, passed 12-18-24)

### **§ 98.02 DEFINITIONS.**

A recreational vehicle, often abbreviated as RV, is a motor vehicle or trailer that includes living quarters designed for accommodation. Types of RVs include motorhomes, campervans, coaches, caravans (also known as travel trailers and campers), fifth-wheel trailers, popup campers, truck campers and toy haulers (they are a Class A and Class C RV with a garage). For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**CAMPER OR TRAVEL TRAILER.** Typically 13 to 35 feet and uses tow hitch attached to rear frame of towing vehicle.

**CLASS A (INTEGRATED) MOTORHOME.** Typically 26 to 45 feet and built on heavy-duty truck or bus chassis.

**CLASS B (SEMI-INTEGRATED) MOTORHOME.** Typically 17 to 23 feet and typically vans with elevated rooflines.

**CLASS C (ALCOVE) MOTORHOME.** Typically 20 to 30 feet and built on cutaway pickup or van chassis with bunk over cab area.

**FIFTH WHEEL.** Typically 17 to 40 feet and uses fifth-wheel coupling centered above rear axle of towing vehicle.

**FOLDING/POP-UP.** Typically eight to 16 feet with collapsible sides that are stowed during towing.

**TRUCK CAMPER.** Typically an eight-foot insert or more and carried in the bed area of pickup truck.

(Ord. 535, passed 12-18-24)

### **§ 98.03 PARKING AND STORAGE OF RECREATIONAL VEHICLES AND OVERSIZED VEHICLES.**

(A) *Storage in all zoning districts.* The following provision apply to the storage and parking of recreational vehicles 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 other non-residential 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 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.

(B) *Storage in residential zoning districts.* The following provisions will apply to the storage of recreational vehicles in residential districts:

(1) The maximum number of recreational vehicles permitted to be parked or stored outside of a building in a residential district will be two. No more than one recreational vehicle may be parked or stored in the front yard. No more than one Class A motorhome may be parked or stored on a residentially zoned property. Class A motorhomes typically resemble a bus, are entirely constructed on a specially designed motorhome chassis, and often include multiple slide-out sections, living space, kitchens, bathrooms and entertainment centers.

(2) No recreational vehicles greater than 45 feet in length shall be permitted on any residential lot in the city. The total lot coverage of all recreational vehicles stored outside may not exceed 10% of the lot area.

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

(a) All recreational vehicles shall be parked or stored upon an improved surface within the front yard.

(b) All recreational vehicles stored in the side or rear yard may be on a landscaped surface, including a maintained gravel surface.

(4) All recreational vehicles shall be parked or stored in accordance with the following:

(a) Recreational vehicles may be parked or stored in the front yard, interior side yard, street side yard, and rear yard provided that a five-foot setback is maintained.

(b) Recreational vehicles may not be parked or stored within 20 feet of any street right-of-way corner where it will interfere with traffic or pedestrian visibility across the driveway, alley or street.

*(C) General regulations.*

(1) *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 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 is permitted.

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

*(D) Prohibited vehicles in residential districts.* The following vehicles and/or equipment shall not be permitted to be stored or parked in any residentially zoned property:

(1) Licensed vehicles with a license decal greater than "D" or in excess of 6,000 pounds as described in M.S. § 188.013. Examples are cargo (step) vans, busts, boom trucks, dump trucks, tank trucks, construction equipment, truck-tractor semi-trailer combinations and any other such similar equipment vehicles.

(2) Unlicensed commercial vehicles or equipment such as race cars, farm implement backhoes, bobcats, drilling and/or landscaping equipment, and any other such similar equipment/vehicles.

(E) *Oversized vehicles allowed in residential districts.* The following vehicles and/or equipment may be parked on a residentially zoned property in accordance with the following:

(1) Any licensed vehicle with a license decal greater than "D" or in excess of 6,000 pounds as described in M.S. § 188.013 being used in conjunction with a legitimate service being provided to the residential property.

(2) Any number of oversized vehicle/equipment are allowed if parked or stored in a complete enclosed building subject and related to a home occupation as defined in this chapter.

(Ord. 535, passed 12-18-24)

#### **§ 98.99 PENALTY.**

A violation of this section is a misdemeanor criminal offense, and is punishable by up to 90 days in jail and a fine of up to \$1,000. Each day a violation occurs is separate offense.

(Ord. 535, passed 12-18-24)