

ORDINANCE NO. 2017-7

CITY OF MONTROSE

**AN ORDINANCE AMENDMENT TO CHAPTER 1019 OF THE ZONING ORDINANCE OF
THE CITY OF MONTROSE, RELATING TO THE PARKING OF RECREATIONAL
VEHICLES AND EQUIPMENT IN RESIDENTIAL DISTRICTS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE THAT THE
FOLLOWING CHAPTERS AND SECTIONS OF THE ZONING ORDINANCE ARE AMENDED
TO READ AS FOLLOWS:**

Section 1. City Code, Section 1019 is amended as follows:

1019-3: GENERAL PROVISION:

E. Restrictions on Parking:

5. Recreational Vehicle Parking. Recreational Vehicles shall not be permitted to be parked on a public street within residential zoned districts except for the specific purpose of temporary loading or unloading.

1019-4: PARKING STALL, AISLE AND DRIVEWAY DESIGN:

A. Design Standards:

12. Surfacing, is amended as follows:

- e. Up to three recreational vehicles, including a camping trailer, motor home, pick-up coach, travel trailer or park trailer, recreational vehicle (RV), snowmobile or water craft, or recreational equipment (ice fishing houses, utility trailers and other equipment generally towed behind another vehicle used for non-commercial purposes), may be stored on any residential property provided:
 - (1) The recreational vehicles or recreational equipment are located on a parking area^a in a rear or side yard of the property. The parking area shall be constructed in accordance with the City's approved driveway details. The parking area shall be constructed with concrete, asphalt, concrete pavers, brick set in compacted sand, class 5 gravel, or other impervious or semi-impervious surface material that has been approved by the City Engineer, provided it is accessible^b from a driveway;
 - (2) One of the permitted recreational vehicles permitted in Section 1019-4, A, 12, e, may be stored in the front yard if:
 - a. Stored on the designated driveway.
 - b. Is no closer than ten (10) feet from the street edge or curb line and shall not overhang any portion of a public sidewalk or path.

- c. One (1) boat parked or stored on a licensed trailer shall be counted as one (1) recreational vehicle as permitted in Section 1019-4, A, 12, e of this ordinance.
- (2) (3) The recreational vehicles or recreational equipment are a minimum of 5 feet from an interior lot line or rear lot line and at least 15 feet from a street side lot line. The parking pad may be allowed to encroach within the required five-foot (5') side yard setback if the following conditions are met:
- a. The encroachment does not impact drainage, utilities or city maintenance access to public improvements.
 - b. The placement of a parking pad within the five-foot setback must be pre- approved by the City Engineer.
 - c. The adjacent property owner shall provide a written statement to the applicant/owner and the City approving the placement of the parking pad within the five-foot setback.
 - d. The applicant/owner must execute an easement agreement, with the City of Montrose, acknowledging they are responsible for restoration of the parking pad located in an easement area if it is disturbed by the City or utility companies.
 - e. The applicant/owner shall submit an application and fee, in accordance with the City's Fee Schedule, to cover the costs of the City Engineer's inspection.

^a For the purpose of this section, "parking area" shall be defined as follows; a dedicated area that fully covers the entire ground surface beneath the recreational vehicle to be stored. Impervious surface beneath just the tires shall not constitute a parking area.

^b For the purpose of this section, "accessible" shall be defined as follows; the parking area shall be located such that the recreational vehicle can use the existing driveway to access the side or rear yard where the parking area is located. The parking area is not accessible if access requires traversing any portion of the front yard that is not the designated driveway or directly from the street at a point that is not the designated driveway. If a property is a corner lot or a lot located on an improved alley then the parking area can be accessed directly via the street or alley if approved by the City Engineer.

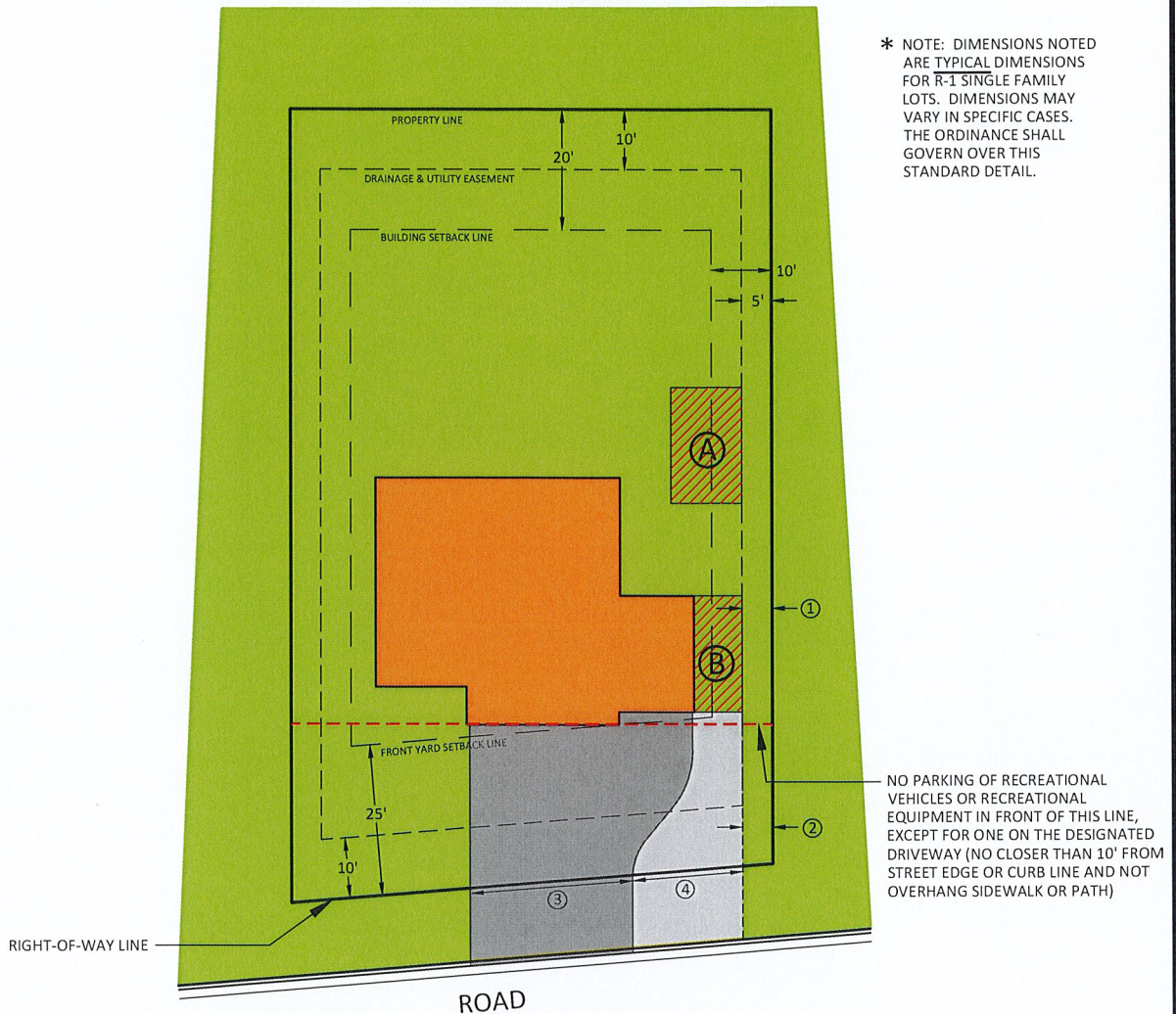
Section 2. This Ordinance shall be effective immediately upon its passage and publication.

ADOPTED this 14th day of August 2017, by the City Council of the City of Montrose.

DRIVEWAY & RECREATIONAL VEHICLE PARKING STANDARD DETAIL

REFER TO CITY OF MONTROSE ORDINANCE NO. 1019
FOR ADDITIONAL REQUIREMENTS

* NOTE: DIMENSIONS NOTED
ARE TYPICAL DIMENSIONS
FOR R-1 SINGLE FAMILY
LOTS. DIMENSIONS MAY
VARY IN SPECIFIC CASES.
THE ORDINANCE SHALL
GOVERN OVER THIS
STANDARD DETAIL.



LEGEND

(A)

EXAMPLE - REAR YARD RV PARKING AREA

(B)

EXAMPLE - SIDE YARD RV PARKING AREA



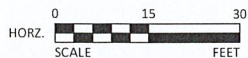
DRIVEWAY SURFACING CONSISTING OF CONCRETE, COBBLESTONE OR PAVING BRICK.



RV PARKING PAD SURFACING CONSISTING OF CONCRETE, ASPHALT, CONCRETE PAVERS, BRICK SET IN COMPACTED SAND, CLASS 5 GRAVEL 6" DEPTH OR OTHER IMPERVIOUS OR SEMI IMPERVIOUS SURFACE MATERIAL THAT HAS BEEN APPROVED BY THE CITY ENGINEER, PROVIDED IT IS ACCESSIBLE FROM DRIVEWAY. SEE ORDINANCE FOR FURTHER DEFINITIONS.



ADDITIONAL DRIVEWAY IF APPROVED BY THE CITY ENGINEER. SURFACING SHALL BE CONCRETE, ASPHALT, COBBLESTONE OR PAVING BRICK.



- ① MIN. SETBACK = 5' INTERIOR LOT LINE AND 15' STREET SIDE LOT LINE. 5' INTERIOR LOT LINE RV PARKING SETBACK ENCROACHMENT ALLOWED IF CONDITIONS ARE MET ACCORDING TO ORD. 1019-4.A.12.e.(2).
- ② MIN. SETBACK = 5' OR 30' ON STREET SIDE LOT LINE; 5' SIDE YARD DRIVEWAY SETBACK ENCROACHMENT ALLOWED IF CONDITIONS ARE MET ACCORDING TO ORD. 1019-4.A.12.e.(2).
- ③ 27' (24' FOR TWO STALL GARAGE) MAX. WIDTH AT RIGHT-OF-WAY LINE UNLESS APPROVED BY THE CITY ENGINEER.
- ④ ADDITIONAL DRIVEWAY WIDTH IF APPROVED BY THE CITY ENGINEER, UP TO 40' TOTAL DRIVEWAY WIDTH.



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& MENK**

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CITY OF MONTROSE, MINNESOTA
DRIVEWAY & RECREATIONAL VEHICLE PARKING
STANDARD DETAIL

OCTOBER, 2017

FIGURE NO. 1