

**ORDINANCE NO. 2024-42**

**AN ORDINANCE CREATING A STANDALONE SECTION FOR “VEHICLE AND TRAILER PARKING AND STORAGE IN RESIDENTIAL ZONES”, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE.**

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

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

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**ARTICLE III: DEVELOPMENT STANDARDS**

**DIVISION A: GENERAL STANDARDS**

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**§ 21.301.06 PARKING AND LOADING.**

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~~[(m) *Parking and storage of vehicles and trailers in residential zones.*~~

~~— (1) *Recreational vehicles.* This section does not regulate recreational vehicles. Recreational vehicles are defined and regulated in § 21.301.13.~~

~~— (2) *Vehicles.*~~

~~— (A) *Types of vehicles.*~~

~~— (i) *Type I motor vehicle.* A vehicle that is:~~

~~— (aa) Less than or equal to eight feet in height; and~~

~~— (bb) Less than or equal to 22 feet in length;~~

~~— (cc) Not a recreational vehicle; and~~

~~— (dd) Not a non-residential vehicle.~~

~~— (ii) *Type II motor vehicle.* A vehicle that is:~~

~~— (aa) A taxi that meets the Type I motor vehicle requirements; or~~

~~— (bb) A limousine that meets the Type I motor vehicle requirements; or~~

~~— (cc) A Type I vehicle with a snow plow attachment.~~

~~—— (iii) *Type III motor vehicle.* A vehicle that is:~~

~~—— (aa) Greater than eight feet in height; or~~

~~—— (bb) Greater than 22 feet in length.~~

~~—— (iv) *Non-residential vehicle.* Motor vehicles that, by virtue of their use, design, type, or characteristics, are not customary and incidental to the use or occupancy of residential properties. These include, but are not limited to:~~

~~—— (aa) Boom trucks;~~

~~—— (bb) Buses;~~

~~—— (cc) Cargo trucks;~~

~~—— (dd) Dump trucks;~~

~~—— (ee) Farm implements (except when used in an agricultural use authorized under this code);~~

~~—— (ff) Fire trucks;~~

~~—— (gg) Flatbed trucks;~~

~~—— (hh) Forklifts;~~

~~—— (ii) Hearses;~~

~~—— (jj) Loaders;~~

~~—— (kk) Semi-trailer tractors;~~

~~—— (ll) Skid steers;~~

~~—— (mm) Step vans;~~

~~—— (nn) Tank trucks;~~

~~—— (oo) Tow trucks;~~

~~—— (pp) Tractors; and~~

~~—— (qq) Riding lawnmowers or snowblowers, and recreational vehicles are not considered non-residential vehicles.~~

~~—— (B) *Measurements.*~~

~~—— (i) *Height.* The height of a motor vehicle is measured as the vertical distance between the lowest part of the tires to the top of the highest part of the vehicle.~~

~~———— (ii) *Length.* The length of a motor vehicle is measured as the horizontal distance between the front edge of the vehicle to the rear edge of the vehicle.~~

~~———— (iii) For purposes of measurement, accessories, attachments, and materials fixed or carried upon a vehicle will be considered part of the vehicle (with the exception of aerial antennas and attached trailers).~~

~~———— (C) *Standards.*~~

~~———— (i) *Type I and II motor vehicles.* Type I and II motor vehicles are permitted to be parked or stored in a residential district or in the public right-of-way immediately abutting any residential district, subject to the requirements of this section and any other applicable sections of this code.~~

~~———— (aa) A vehicle that is a Type II vehicle by reason of the attachment of a snowplow blade may only be parked or stored with blade attached between November 1st and April 30th.~~

~~———— (bb) No Type II vehicle may be parked or stored at a residentially zoned lot unless that vehicle is owned or leased or regularly used by a person physically residing on that premises.~~

~~———— (ii) *Type III motor vehicles.* Type III vehicles must not be parked or stored in a residential district or in the public right-of-way immediately abutting any residential district, except as provided under subsection (m)(4) of this section.~~

~~———— (iii) *Non-residential motor vehicles.* Non-residential vehicles must not be parked or stored in a residential district or in the public right-of-way immediately abutting any residential district, except as provided under subsection (m)(4) of this section.~~

~~———— (iv) *Limitations on quantity.*~~

~~———— (aa) No more than four vehicles per unit may be parked or stored at single-family and two-family dwelling units outside a garage or on a street.~~

~~———— (bb) Only one Type II vehicle may be parked or stored per single-family or two-family dwelling unit.~~

~~———— (cc) Vehicles temporarily parked at a residence for visitation or business service reasons, Class I recreational vehicles (as defined in § 21.301.13 of this code), or any vehicle parked or stored within a garage will not be counted for the purposes of these numerical limitations.~~

~~———— (dd) All other vehicles, whether screened or not, including abandoned vehicles, junk vehicles, or inoperable vehicles, as defined in § 8.04 of this code, will be~~

~~counted as vehicles for purposes of determining the number of vehicles parked or stored outside of a garage or on the street.~~

~~—— (v) *Location requirements.* The location of parked and stored vehicles on residentially zoned lots must adhere to the requirements of subsection (i)(4) above.~~

~~—— (3) *Trailers.*~~

~~—— (A) *Standards.*~~

~~—— (i) *Limitations on size.* The following size trailers are prohibited from being parked or stored in a residential district or in the public right-of-way immediately abutting any residential district:~~

~~—— (aa) Trailers with a trailer bed greater than eight feet six inches in length; or~~

~~—— (bb) Trailers greater than six feet in height.~~

~~—— (cc) The length of a trailer bed is measured as the horizontal distance between the front and rear edges of the trailer bed.~~

~~—— (dd) The height of a trailer is measured as the vertical distance between the lowest part of the tires to the top of the highest part of the trailer. Accessories, attachments, and materials carried upon a trailer and/or trailer bed are considered part of the trailer and will be included in the height measurement.~~

~~—— (ii) *Parking location requirements.*~~

~~—— (aa) Trailers may not be parked or stored more than eight feet in front of a dwelling unit wall plane that faces a public street unless parked or stored on a legal driveway or off-drive parking area.~~

~~—— (bb) Trailers must be setback at least five feet from any lot line.~~

~~—— (iii) *Limitations on quantity.* Only one trailer may be parked or stored on a residentially zoned lot outside of a garage.~~

~~—— (4) *Exceptions.* The parking and storage limitations and requirements of this section are subject to the following exceptions:~~

~~—— (A) Vehicles and trailers otherwise prohibited from being parked or stored under this section may be temporarily parked on or in front of a residential lot while being loaded or unloaded or while rendering a service at that location.~~

~~—— (B) Vehicles and trailers otherwise restricted by this section may be parked on a residential lot when the lawful principal use of the lot under the Zoning Code is other than residential and the vehicle and/or trailer is directly related to that lawful use.~~

~~— (C) Vehicles designed for accommodating the needs of a person with disabilities are allowed to exceed the Type I or Type II height limits set in this section, provided that the vehicle displays a disability license plate or disability parking sticker issued by the state.~~

~~— (D) Vehicles and trailers otherwise prohibited from being parked or stored under this section may be temporarily parked on weekdays between 11:00 a.m. and 1:00 p.m. Such parking must occur off the public right-of-way and on the premises owned or occupied by the driver of the vehicle.~~

~~— (E) Trailers that are recreational vehicles as defined by § 21.301.13 may be parked or stored on a site if properly parked or stored in accordance with said § 21.301.13.~~

~~— (5) *Variances.* Variances from the dimensional limitations of this section may be granted in accordance with §§ 2.85.04 and 2.10 of this code.]~~

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### ARTICLE III: DEVELOPMENT STANDARDS

#### DIVISION A: GENERAL STANDARDS

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#### **§ 21.301.20 VEHICLE AND TRAILER PARKING AND STORAGE IN RESIDENTIAL ZONES.**

The following regulations are applicable to parking and storage of various types of vehicles and trailers in residential zoning districts, except for recreational vehicles. Recreational vehicles are defined and regulated in § 21.301.13.

(a) Vehicles.

(1) Types of vehicles.

(A) Type I motor vehicle. A vehicle that is:

(i) Less than or equal to eight feet in height; and

(ii) Less than or equal to 22 feet in length;

(iii) Not a recreational vehicle; and

(iv) Not a non-residential vehicle.

(B) Type II motor vehicle. A vehicle that is:

(i) A taxi that meets the Type I motor vehicle requirements; or

\_\_\_\_\_ (ii) A limousine that meets the Type I motor vehicle requirements; or

\_\_\_\_\_ (iii) A Type I vehicle with a snow plow attachment.

\_\_\_\_\_ (C) Type III motor vehicle. A vehicle that is:

\_\_\_\_\_ (i) Greater than eight feet in height; or

\_\_\_\_\_ (ii) Greater than 22 feet in length.

\_\_\_\_\_ (D) Non-residential vehicle. Motor vehicles that, by virtue of their use, design, type, or characteristics, are not customary and incidental to the use or occupancy of residential properties. These include, but are not limited to:

\_\_\_\_\_ (i) Boom trucks;

\_\_\_\_\_ (ii) Buses;

\_\_\_\_\_ (iii) Cargo trucks;

\_\_\_\_\_ (iv) Dump trucks;

\_\_\_\_\_ (v) Farm implements (except when used in an agricultural use authorized under this code);

\_\_\_\_\_ (vi) Fire trucks;

\_\_\_\_\_ (vii) Flatbed trucks;

\_\_\_\_\_ (viii) Forklifts;

\_\_\_\_\_ (ix) Hearses;

\_\_\_\_\_ (x) Loaders;

\_\_\_\_\_ (xi) Semi-trailer tractors;

\_\_\_\_\_ (xii) Skid steers;

\_\_\_\_\_ (xiii) Step vans;

\_\_\_\_\_ (xiv) Tank trucks;

\_\_\_\_\_ (xv) Tow trucks;

\_\_\_\_\_ (xvi) Tractors; and

\_\_\_\_\_ (xvii) Riding lawnmowers or snowblowers, and recreational vehicles are not considered non-residential vehicles.

\_\_\_\_\_ (2) Measurements.

(A) Height. The height of a motor vehicle is measured as the vertical distance between the lowest part of the tires to the top of the highest part of the vehicle.

(B) Length. The length of a motor vehicle is measured as the horizontal distance between the front edge of the vehicle to the rear edge of the vehicle.

(C) For purposes of measurement, accessories, attachments, and materials fixed or carried upon a vehicle will be considered part of the vehicle (with the exception of aerial antennas and attached trailers).

(3) Standards.

(A) Type I and II motor vehicles. Type I and II motor vehicles are permitted to be parked or stored in a residential district or in the public right-of-way immediately abutting any residential district, subject to the requirements of this section and any other applicable sections of this code.

(i) A vehicle that is a Type II vehicle by reason of the attachment of a snowplow blade may only be parked or stored with blade attached between November 1st and April 30th.

(ii) No Type II vehicle may be parked or stored at a residentially zoned lot unless that vehicle is owned or leased or regularly used by a person physically residing on that premises.

(B) Type III motor vehicles. Type III vehicles must not be parked or stored in a residential district or in the public right-of-way immediately abutting any residential district, except as provided under subsection (m)(4) of this section.

(C) Non-residential motor vehicles. Non-residential vehicles must not be parked or stored in a residential district or in the public right-of-way immediately abutting any residential district, except as provided under subsection (m)(4) of this section.

(D) Limitations on quantity.

(i) No more than four vehicles per unit may be parked or stored at single-family and two-family dwelling units outside a garage or on a street.

(ii) Only one Type II vehicle may be parked or stored per single-family or two-family dwelling unit.

(iii) Vehicles temporarily parked at a residence for visitation or business service reasons, Class I recreational vehicles (as defined in § 21.301.13), or any vehicle parked or stored within a garage will not be counted for the purposes of these numerical limitations.

(iv) All other vehicles, whether screened or not, including abandoned vehicles, junk vehicles, or inoperable vehicles, as defined in § 8.04, will be counted as vehicles for purposes of determining the number of vehicles parked or stored outside of a garage or on the street.

(E) Location requirements. The location of parked and stored vehicles on residentially zoned lots must adhere to the requirements of subsection (i)(4) above.

(b) Trailers.

(1) Standards.

(A) Limitations on size. The following size trailers are prohibited from being parked or stored in a residential district or in the public right-of-way immediately abutting any residential district:

(i) Trailers with a trailer bed greater than eight feet six inches in length; or

(ii) Trailers greater than six feet in height.

(iii) The length of a trailer bed is measured as the horizontal distance between the front and rear edges of the trailer bed.

(iv) The height of a trailer is measured as the vertical distance between the lowest part of the tires to the top of the highest part of the trailer. Accessories, attachments, and materials carried upon a trailer and/or trailer bed are considered part of the trailer and will be included in the height measurement.

(B) Parking location requirements.

(i) Trailers may not be parked or stored more than eight feet in front of a dwelling unit wall plane that faces a public street unless parked or stored on a legal driveway or off-drive parking area.

(ii) Trailers must be setback at least five feet from any lot line.

(C) Limitations on quantity. Only one trailer may be parked or stored on a residentially zoned lot outside of a garage.

(c) Exceptions. The parking and storage limitations and requirements of this section are subject to the following exceptions:

(1) Vehicles and trailers otherwise prohibited from being parked or stored under this section may be temporarily parked on or in front of a residential lot while being loaded or unloaded or while rendering a service at that location.



(2) Vehicles and trailers otherwise restricted by this section may be parked on a residential lot when the lawful principal use of the lot under the Zoning Code is other than residential and the vehicle and/or trailer is directly related to that lawful use.

(3) Vehicles designed for accommodating the needs of a person with disabilities are allowed to exceed the Type I or Type II height limits set in this section, provided that the vehicle displays a disability license plate or disability parking sticker issued by the state.

(4) Vehicles and trailers otherwise prohibited from being parked or stored under this section may be temporarily parked on weekdays between 11:00 a.m. and 1:00 p.m. Such parking must occur off the public right-of-way and on the premises owned or occupied by the driver of the vehicle.

(5) Trailers that are recreational vehicles as defined by § 21.301.13 may be parked or stored on a site if properly parked or stored in accordance with said § 21.301.13.

(d) Variances. Variances from the dimensional limitations of this section may be granted in accordance with §§ 21.501.10.

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Passed and adopted this 2nd day of December, 2024.

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*Tim Basso*  
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Mayor

ATTEST:

Signed by:  
*Safaa Mercer*  
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Secretary to the Council

APPROVED:

DocuSigned by:  
*Melissa J. Manderschied*  
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City Attorney