

Recreational Vehicle Amendments - Frequently Asked Questions

Where can I park or store an RV on a single family parcel under the current standards?

Without any approvals, RVs may be parked or stored in the rear yard or side yard not abutting a street. Smaller RVs (less than 20 feet in length and less than 6 feet in height) must be set back five feet from side and rear property lines, whereas larger RVs must be set back 30 feet from rear property lines and five feet from side property lines.

RVs may also be parked or stored without any approvals in the front yard provided the RV is on a driveway and extends no more than eight feet in front of the house. The shaded areas in the following diagram depicts where RVs may legally be parked or stored on two sample parcels. These areas are not proposed to change with the new ordinance.



Parking or storing RVs outside these shaded areas currently requires approval of an RV Permit. RV Permits go through a discretionary approval process that takes into consideration the proposed location, time period for storage, the availability of alternative locations on site and the input of neighboring property owners. The last five applications for RV Permits have been denied by the City Council.

How many RV Permits are currently approved?

There are currently 42 approved RV Permits.

Why is the ordinance proposed?

The RV Permit process is time consuming for applicants, City staff, the Planning Commission, and the City Council. The approval process requires applicants to obtain the consent of neighbors. Neighbors sometimes provide consent to an RV Permit application and then call staff or Council members to ask that approval not be granted. For that reason, staff has concluded that the consent component of the process has not been reliable. Applicants also have complained about the neighborhood consent part of the RV Permit approval process, often maintaining that a failure of a neighbor to provide consent was due to factors unrelated to the RV.

To remove neighborhood consent from the process and modify the standards, the Council approved adding the project to the 2018 and 2019 Planning Commission Work Plans. Along with generally cleaning up the ordinance and moving it to Chapter 21 of the City Code, the project intent is to eliminate the RV Permit process and limit RV storage locations to where they are allowed by right today. Those draft standards have been discussed at multiple Planning Commission and City Council study meetings this year and are now ready for further review and for public input through public hearings.

What are the key changes proposed in the ordinance?

The proposed ordinance eliminates the RV Permit approval process and limits storage locations to the areas outlined in the graphic above.

Where can I review a copy of the proposed ordinance?

You can review a copy of the ordinance online at: www.BloomingtonMN.gov (keywords: zoning ordinance update) or in person at the Planning Division offices, City Hall, 1800 W. Old Shakopee Road, Bloomington, MN 55431.

What is the approval process for the ordinance?

The ordinance will come before the Planning Commission for a public hearing (scheduled for February 28, 2019). After taking into consideration testimony from the public, the Planning Commission will make a recommendation to the City Council. The City Council will also hold a public hearing and make a final decision on the ordinance. If the Planning Commission takes action on February 28, 2019, the City Council would hold its public hearing on April 1, 2019.

How can I provide input on the proposed ordinance?

- Send an e-mail with your comments to: planning@bloomingtonmn.gov
- Send a letter with your comments to: Planning Division
Attn: RV Ordinance Comments
1800 W. Old Shakopee Road
Bloomington, MN 55431
- Attend one or more public hearings to offer testimony

All correspondence received before the public hearings will be shared with both the Planning Commission and City Council.

What happens to approved RV Permits if the proposed ordinance is adopted?

Approved RV Permits are anticipated to remain valid until they expire. RV Permits expire three years after their approval.

What provisions apply to guests with RVs?

Under both the existing and proposed ordinances, guests 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.

What provisions apply to RV loading and unloading?

Under both the existing and proposed ordinances, 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.

What off-site alternatives are available for storing an RV?

As required by City Code, all five existing Bloomington self-storage facilities rent RV storage spots outdoors, indoors or both. Three more self-storage facilities are under construction and will also rent RV storage spots when they open. Outdoor storage rates in Bloomington range from \$74 to \$150 per month, depending on the facility and the RV size.

If approved, when will the new ordinance go into effect?

Ordinances typically go into effect when a notice of adoption is published in the official newspaper, which for Bloomington is the Sun Current. Given publication schedules, notification typically occurs ten days after adoption.

What if I have additional questions?

Call the Planning Division at (952) 563-8920 or e-mail planning@bloomingtonmn.gov