

**CITY OF EAST BETHEL
ANOKA COUNTY, MINNESOTA
ORDINANCE NO. 2023-12**

**AN ORDINANCE AMENDING APPENDIX A - ZONING, SECTION 24
OF THE EAST BETHEL CODE OF ORDINANCES
REGULATING EXTERIOR STORAGE
IN THE CITY OF EAST BETHEL**

The City Council of East Bethel, Minnesota ordains:

SECTION 24. EXTERIOR STORAGE

1. Exemptions.

All products, materials, and equipment, except as specifically described in this ordinance, shall be stored within permitted structures or completely screened from view of adjoining properties and the public right-of-way except for the following:

- A. Off-street parking of licensed passenger automobiles and personal or commercial vehicles of less than 12,000 pounds gross vehicle weight rating (GVWR) in designated driveway or parking area.
- B. Off-street parking of vehicles and recreational vehicles that are permitted according to the provisions of this ordinance and any other city ordinance.
- C. Clothes lines, antennae, air conditioners in working condition, outdoor grills, play equipment, ornaments and monuments.
- D. Landscaping materials and equipment may be stored on a lot if these are used on the lot within a period of three months.

2. Inoperable vehicles and refuse materials.

- A. Passenger automobiles and trucks not currently licensed by the state, or which are incapable of movement under their own power due to mechanical deficiency, which are parked or stored outside for a period in excess of 96 hours, and all materials stored outside in violation of the city ordinances, are considered refuse or junk and shall be disposed of according to city regulations.
- B. Any accumulation of refuse not stored in containers that comply with city ordinances, or any accumulation of refuse including car parts which has remained on a property for more than one week, is hereby declared to be a nuisance and may be abated by order of the zoning administrator or building official. The cost of removal shall be recovered in accordance with the city ordinances and state law.
- C. Repairable vehicles shall be stored in a designated storage area and not be visible from the public right-of-way or adjacent properties.

3. Residential districts.

- A. All personal property shall be stored within a building or be fully screened so as not to be visible from adjoining properties and public streets, except for the following:
 - 1. Play and recreational equipment.

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2. Stacked firewood for the burning supply of the property resident shall be stored in the side yard or the rear yard at a minimum of five feet from the property line.
 3. Agricultural equipment and materials, if these are used or intended for use on the premises within a period of 12 months.
- B. Agriculture (A), Rural Residential (RR), Single Family Residential (R-1), Single Family and Townhome Residential (R-2) districts, and Coon Lake Residential (CL) districts.
1. Motor vehicles stored outside must be parked on a designated driveway.
 2. A maximum of five of the following vehicles must be parked on a designated driveway, or outdoor storage area located in a side or rear yard:
 - a. Recreational vehicles,
 - b. Boat/trailer combinations,
 - c. Snowmobile/trailer combinations,
 - d. Items of lawn equipment,
 - e. Items of construction equipment with a weight limit of 20,000 GVWR, or
 - f. Other equipment or trailers, or any combination thereof.
 3. The outdoor storage area must be completely screened from the public right-of-way and adjacent properties.
- C. Up to two automobiles or other motor vehicles or two snowmobiles or all-terrain vehicles may be located or displayed on any property for the purpose of sale, but such a vehicle, snowmobile, or all-terrain vehicle may not be so located or displayed more than on three separate occasions during any calendar year. The location or display to public view of an automobile or other motor vehicle or snowmobile or an all-terrain vehicle with a telephone number, an address, or the words "For Sale" affixed on the vehicle shall be evidence that the motor vehicle is located or displayed for the purpose of sale.

(Ord. No. 2021-06, 10-11-2021)

4. I district and B-3.

- A. Exterior storage is permitted in I-1 and B-3 districts as a conditional use permit and subject to the following conditions:
1. Exterior storage shall be limited to the rear yard and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.
 2. Maximum amount of exterior storage cannot exceed 2 times the square footage of the Principal Building.
 3. Exterior storage cannot exceed the maximum allowable height of the principal building.

Construction yards are exempt from exterior storage requirements as outlined in Section 24, 4-A, provided they are located in the rear yard behind the principal building and cannot exceed the square footage of the Principal building and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.

- B. Screening of the exterior storage shall be installed and maintained along all property lines. The screening shall not be less than six feet in height and shall preclude vision through the barrier.
1. Screening to be achieved through a combination of masonry walls, fencing, berming, and landscaping.
 2. All screening shall meet the regulations in Section 23. Screening Requirements [Regulations].

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- 3. All equipment and materials within the storage area shall be arranged in a neat and orderly manner.
 - C. Exterior display in I-1 and B-3 districts.
 - 1. The area occupied by exterior display shall not exceed 30 percent of the gross floor area of the principal building on the property.
 - 2. Exterior display and sale of merchandise shall not occur within 50 percent of the setback nearest a street.
 - 3. Additional parking spaces shall be provided based upon the exterior display and sale area.
 - D. Prohibited storage
 - 1. Accessory storage containers, as defined in Section 01. General Provisions of Administration, shall not be permitted.
 - 2. E. Parking up to three commercial vehicles, such as delivery and service trucks up to 20,000 GVWR, may be parked without screening if the vehicles relate to the principal use. Vehicles over 20,000 GVWR, construction equipment, and trailers shall require screening.
 - 3. Semi-trucks and trailers shall not be considered part of outside storage if they are used in the normal business commerce and do not exceed the number of docks and or bay doors.

5. B-2 district.

- A. Exterior storage is permitted with a CUP.
 - 1. Exterior storage shall be limited to the rear yard, shall not exceed the square footage of the principal building and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.
 - 2. Screening of the exterior storage shall be installed and maintained along all property lines. The screening shall not be less than six feet in height and shall preclude vision through the barrier. All screening shall meet the regulations in Section 23. Screening Requirements [Regulations].
 - 3. All equipment and materials within the storage area shall be arranged in a neat and orderly manner.
- B. Exterior display in B-2 Districts
 - 1. The area occupied by exterior display shall not exceed ten percent of the gross floor area of the principal building on the property.
 - 2. Exterior display and sale of merchandise shall not occur within 50 percent of the setback nearest a street.
 - 3. Additional parking spaces shall be provided based upon the exterior display and sale area.
- C. Prohibited Storage
 - 1. Accessory storage containers, as defined in Section 01. General Provisions of Administration, shall not be permitted.

7. B-1 district.

- A. Exterior storage and exterior displays are not permitted.
- B. Accessory storage containers, as defined in Section 01. General Provisions of Administration, shall not be permitted.

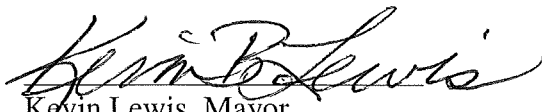
8. Mixed use districts.

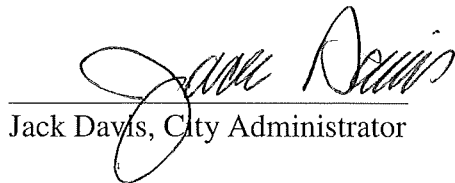
- A. Exterior storage is allowed with a conditional use permit.
- B. Except for temporary construction trailers and mobile services operated by public service agencies (i.e., bookmobile, bloodmobiles, etc.) as allowed by the city, and trailers parked in a designated and improved loading area, no vehicle may be used for office, business, manufacturing, testing, or storage of items used with or in a business or commercial enterprise unless an interim use permit has been obtained from the city.
- C. The city council may order the owner of any property to cease or modify open storage uses, including existing uses, provided it is found that such use constitutes a threat to the public health, safety, convenience, or general welfare.

(Ord. No. 19, Second Series, 5-5-2010; Ord. No. 48, Fourth Series, 9-21-2016; Ord. No. 2021-06, 10-11-2021; Ord. No. 2023-09, 06-26-2023)

Section 3. The ordinance amendments herein become effective from and after its passage and publication.

Passed by the City Council of East Bethel, Minnesota this 26th day of June, 2023.


Kevin Lewis, Mayor


Jack Davis, City Administrator