

**CITY OF WELLS
COUNTY OF FARIBAULT
STATE OF MINNESOTA**

ORDINANCE NO. 2025-03

**AN ORDINANCE AMENDING WELLS CITY CODE TITLE VII, CHAPTER 70
RELATED TO PARKING AND STORAGE OF CERTAIN RECREATIONAL
VEHICLES**

THE CITY COUNCIL OF THE CITY OF WELLS HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Wells City Code of Ordinances, Title VII, Chapter 70 is hereby amended to add the additional underscored text to read as follows:

§ 70.07 RECREATIONAL VEHICLES.

(A) Definition. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

RECREATIONAL VEHICLE. Means any of the following:

- (a) Travel campers or house trailers, including, but not limited to pop-up campers;
- (b) Motor homes and motor vehicles designed, constructed or used to provide temporary movable living quarters; or
- (c) Slip-in camper tops attached to a vehicle.

MOVEABLE TEMPORARY SHELTERS. Means the following:

- (a) Ice Fish Houses
- (b) Slip-in camper tops detached from a vehicle

ALLEYWAY. A private or public passage or way located in the city and which:

- (a) Is less than the usual width of a street;
- (b) May be open to but is not designed primarily for general vehicular traffic;
- (c) Intersects or opens to a street; and
- (d) Is primarily used for the ingress and egress or other convenience of 2 or more owners of abutting real properties.

STREET or HIGHWAY. The entire width between boundary lines of any way or place when any part thereof is open to the use of the public, as a matter of right, for the purpose of vehicular traffic.

IMPERVIOUS SURFACE. A paved concrete or asphalt or other firm similar material surface that readily accommodates the flow of water with relatively little absorption into the ground soil.

(B) Generally. Recreational vehicles and moveable temporary shelters may not be used for

dwelling purposes, sleeping or for permanent living; nor be connected to a generator, sanitary sewer lines, water lines, or gas lines. A temporary water line may be used for the purpose of filling the recreational vehicle's water tank but shall not maintain connected to the vehicle for a period longer than 24-hours. A recreational vehicle may be connected to electricity while parked or stored on any property within the city. All recreational vehicles shall be in good, operable condition and properly licensed for operation.

- (C) Temporary occupancy. Cumulatively, no more than one recreational vehicle or moveable temporary shelter may be used for overnight camping (temporary occupancy) purposes on an individual tax parcel, including multiple adjacent tax parcels under common ownership (which are considered an individual tax parcel for purposes of this section), for up to seven continuous days but no more than 30 days per calendar year. At no time, may a moveable temporary shelter be used for temporary occupancy continuously for longer than 24 hours on any individual tax parcel, including multiple adjacent tax parcels under common ownership.
- (D) Permit required for extended occupancy. Any use of a recreational vehicle for overnight camping purposes beyond seven consecutive days requires a permit issued by the city and will be issued by the sole discretion of the City Council and based on proof of a reasonable hardship such as fire or other damage to the residential building on the tax parcel which precludes occupancy at the dwelling house.
- (E) Disposal of wastewater. Upon the completion of any (one through seven) days of continuous use for overnight camping purposes, any tank or similar device holding wastewater/sanitary sewer must be appropriately disposed of and removed from the recreational vehicle or moveable temporary shelter.
- (F) Parking restrictions. The following restrictions apply to the parking and storage of any recreational vehicle or moveable temporary shelter in the city.
- (1) Neither recreational vehicles nor moveable temporary shelters may be parked or stored within five feet from any property line and neither shall not encroach or block any sidewalk.
 - (2) No recreational vehicle or moveable temporary shelter shall be permanently affixed to the parking surface in a manner that would prevent its removal.
 - (3) All parking surfaces for the parking or storage of recreational vehicles or moveable temporary shelters must be impervious surfaces, provided that the parking or storage area must be at least equal in size to the recreational vehicle being parked or stored.
 - (4) The storage or parking area may not encroach upon any setback, except upon the front yard setback, and may not block any sidewalk.
 - (5) Any recreational vehicle or moveable temporary shelter, whether or not attached to another permitted motor vehicle, must not exceed a width of nine (9) feet measured from the curb or edge of the paved or unpaved street, highway, or alleyway within or abutting a residential district within the City of Wells. No attachment, portion, or fixture of the recreational vehicle or moveable temporary shelter may exceed that width.
 - (6) All recreational vehicles or moveable temporary shelters must be parked or stored on any street or alleyway consistent with any specific parking regulations for that street or

alleyway.

- (7) All recreation vehicles or moveable temporary shelters are prohibited from being parked or stored for a period longer than 24-hours on any street or alleyway in any area of the City zoned as C-1 Central Business District Zone or C-2 General Business District Zone. Any parking of a recreational vehicle or moveable temporary shelter in the C-1 Central Business District Zone or C-2 General Business District Zone for a period longer than 24-hours requires a permit issued by the city. Permits shall be obtained by making an application on a form prescribed by the City and presented to the City Administrator for review and processing. A permit may be issued based on demonstration that the desired parking location is within or abutting a residentially characterized location and after determination by the Police Chief that parking would not constitute any other violations of this Section or City Code.

(G) Penalties. Any person who parks or stores a vehicle or temporary shelter in violation of this section may be declared a nuisance and issued a citation and ordered to move said property.

(1) Declaration of nuisance; abatement; removal;

- a. Any recreational vehicle or moveable temporary shelter wherever found in the city, in violation of this section, this Code or city ordinances or state laws is hereby declared to be a nuisance, and the nuisance may be summarily abated by or under the direction or at the request of police officer by removing and impounding such vehicle or moveable temporary shelter in a public pound, by means of towing or otherwise, and shall only be surrendered to the duly identified owner thereof or his agent upon the payment of the fees provided in this division.
 - b. Any vehicle or moveable temporary shelter found upon the city streets in such a damaged condition, as a result of an accident or disrepair, that it cannot be driven or moved and is so located as to constitute an obstruction of the street may be removed and impounded in a public pound by the police department. Such vehicle or moveable temporary shelter shall only be surrendered to the duly identified owner thereof or his agent upon the payment of the fees provided in this division. If the owner or operator thereof has requested or does request that such vehicle or moveable temporary shelter be towed to his own or to any garage other than the public pound, neither the police department nor anyone else shall order such vehicle to be impounded in a public pound, unless the police department considers possession of such vehicle or moveable temporary shelter necessary in the prosecution of any person for violation of law.
- (2) A warning citation may be issued for a violation of this section. The warning citation shall be worded so as to sufficiently identify the premises and the nature of the violation. If the premises owner or person being cited fails to correct the violation in the time allotted, then a citation and order of removal shall be issued. The issuance of a warning citation is not required and shall not be a prerequisite to the issuance of a citation. There shall be no right of appeal from the issuance of a warning citation.
- (3) Whenever there has been a violation of this section, a citation and order of removal shall be given to the owner or the person or persons responsible. The citation and order of removal must be in writing, include the parcel address where the violation occurred, include a statement of the violation or violations and sections violated, and why the

citation is being issued and actions necessary to correct the violation. Failure of the owner or the person or persons responsible to remove the recreational vehicle or the movable temporary shelter may result in abatement and removal as outlined in this section.

- (4) If the violation is deemed to be a threat to public health or safety, Law Enforcement may order the parking or storage activity to cease and desist immediately, regardless of whether a warning ticket or citation has been issued.
- (5) The citation and order of removal shall be deemed properly served if a copy is sent by certified return receipt mail, hand-delivered by an employee of the City of Wells, placed in a conspicuous place on the property where the violation occurred, or by any other method of service acceptable.

(H) Exceptions. If the city declares a state of emergency, the use and occupancy provisions of this division may be suspended during the pendency of the state of emergency.

SECTION 2. EFFECTIVE DATE. This ordinance shall take effect following its passage and publication in accordance with state law.

David Braun, Mayor

ATTEST:

Tiffany Schrader, City Administrator