



PLANNING COMMISSION MEETING

January 09, 2024 at 6:30 PM

City Hall Council Chambers – 450 Virginia Avenue, Long Lake, MN 55356

AGENDA

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Approve Agenda**

4. **Consent Agenda**

[A.](#) Approve Minutes of November 14, 2024 Planning Commission Meeting

5. **Open Correspondence**

NOTE: Open Correspondence is an item on the agenda during which the public may address the Planning Commission. **No formal action is taken by the Commission** and comments shall be limited to five minutes or less. *Open Correspondence comments may also be emailed to City staff by 12:00 noon on the date of the meeting.*

6. **Regular Business**

[A.](#) Zoning Ordinance Study – Parking Requirements; Storage of Boats, Trailers and Recreational Vehicles

7. **Other Business**

8. **Adjourn**



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
November 14, 2023**

CALL TO ORDER

The meeting was called to order at 6:30 pm by Chair Adams.

Present: Chair: Roger Adams; Commissioners: Virginia See, Judd Axelson, Lori Goodsell, and Anita Secord; City Clerk: Jeanette Moeller; and City Council Liaison: Mike Feldmann

Absent: None

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ADMINISTER OATH OF OFFICE TO NEW COMMISSIONER – JUDD AXELSON

City Clerk Moeller administered the Oath of Office to new Planning Commission member Judd Axelson.

APPROVE AGENDA

A motion was made by See, seconded by Secord, to approve the agenda as presented. Ayes: all.

CONSENT AGENDA

The Consent Agenda consisted of the following:

- A. Minutes of the July 11, 2023 Planning Commission Meeting

A motion was made by See, seconded by Goodsell, to approve the Consent Agenda as presented. Ayes: all.

OPEN CORRESPONDENCE

No one was in attendance to address the City Council during Open Correspondence.

BUSINESS ITEMS

- A. Recommendation to City Council Regarding Reappointment of Planning Commission Member Anita Secord

A motion was made by See, seconded by Goodsell, to recommend the City Council reappoint Planning Commission Member Anita Secord to serve a new term on the Commission. Ayes: all

OTHER BUSINESS

A. Council Liaison Report

Councilmember Feldmann gave an update on recent Council activities related to the legal issues surrounding the Fire Department.

Moeller noted that all the documents related to the Fire Department situation were available on the City website.

Councilmember Feldmann reviewed other recent Council activities and discussions.

B. Commission Member Business

Commissioner Goodsell stated that she would like to talk about parking and the Long Lake Rowing Club (LLRC). She explained that she was a member of the LLRC and reflected that there has been a lot of controversy the last few years over a possible project establishing a new Club facility on the lake, and the LLRC essentially got caught in a war between City officials that basically ripped them apart. As a member of the LLRC, she has a desire to keep it around. The LLRC would like to build a boathouse at any cost, even if it means moving off Long Lake. She asked if there would be any room for negotiation for it to be located at the City's Nelson Lakeside Park. Moeller did not believe Nelson Lakeside Park would be an option. Chair Adams noted that right next to the Nelson Lakeside Park is property that he believed was owned by the state, but that would mean negotiating with the MnDNR and not the City. Moeller noted that she was not sure if the LLRC would qualify as something that would be considered to be a public purpose improvement which would be a requirement per the MnDNR LAWCON grant that developed the park, and added that to her knowledge, the City owned the park property rather than the MnDNR.

Chair Adams moved the discussion onto parking and stated that he had noticed there are places where there is no parking or very limited parking opportunities throughout the City. He asked what the genesis of all the 'No Parking' signs had been and the reason behind posting them, for example, on Lake Street. He stated that he feels there is room for parking in this area and observed that he also thinks there are places within the City where the parking restrictions can be relaxed. He pointed out that the issue he sees is that area bars and restaurants do not have enough parking available. Moeller responded that she had asked Planning Consultant Rybak to take a deep dive into the City's off street parking requirements to see if there was anything she saw as being out of line, and she expects that Planning Consultant Rybak will come back with some thoughts and recommendations for changes.

Commission members discussed certain parking areas throughout the City. Moeller suspected that there may be a few areas throughout town where staff may be able to remove some of the parking signs and allow more access, at the direction of the Council.

C. Staff Business

Moeller gave a brief overview of recent City office technology changes, including implementing higher speed internet access for City Hall and Public Works, an upgrade of the City's website, and purchasing and installing a new VOIP phone system.

Commission members Goodsell, See and Secord discussed design details of the Zvago project that they were displeased with and possible things that could be done differently in the future when projects come to the City.

ADJOURN

A motion was made by See, seconded by Secord, to adjourn the meeting at 7:15 pm. Ayes: all.

Respectfully submitted,

Scott Weske
City Administrator



CITY OF
LONG LAKE

Planning Commission Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606
Long Lake, MN 55356

MEETING DATE / January 9, 2024

SUBJECT: Zoning Ordinance Study – Parking Requirements; Storage of Boats, Trailers and Recreational Vehicles

Prepared By: Hannah Rybak, City Planner

Report Date: 01/03/2024

Recommended Planning Commission Action

Staff recommends the Planning Commission review and discuss the information presented with this report. The Commission may make a recommendation to staff on areas where amendments are necessary, and provide feedback to staff to assist in drafting any amendments.

PARKING REQUIREMENTS

Overview / Background

Following the July Planning Commission meeting, staff has identified several uses that may benefit from updated parking requirements. The following uses have been identified for review: offices, restaurants (sit down and fast food/drive-thru), retail, service establishment, clinics, warehousing and manufacturing.

We have compiled parking information from the cities of Orono, Maple Plain, Wayzata, Excelsior, Spring Park, Minnetrista, and Independence, as well as recommendations from the Institute of Transportation Engineers. A table displaying parking requirements by use and city is attached for your reference.

Standards From Other Cities & Institute of Traffic Engineers (ITE)

Offices: Long Lake's parking standard for offices sits in the middle of the parking requirements scale.

- Maple Plain; at 1 space per 250 SF.
- Half the cities (Orono, Spring Park, Minnetrista) require one space for every 200 SF.
- On the less restrictive end, Wayzata and Excelsior only mandate a space for every 333 SF.
- The Institute of Transportation Engineers (ITE) offers the least restrictive parking requirement at 1 per every 390-418 SF.

Restaurants – Sit Down: Sit-down restaurants parking requirements are calculated using diverse standards.

- Long Lake requires a parking space for every two seats at an establishment, or 1 space per 40 SF of dining and bar area, and 1 space per 80 SF of kitchen area.
- Wayzata has a similar parking formula; 1 space per 75 SF of seating area, 1 space per 40 SF of bar space, and 1 per 150 SF of kitchen and other space.
- Excelsior has the most use specific requirements for sit-down style eateries. Establishments with liquor must have 1 for every 3 seats based on capacity design, or 1 per 42 SF if the establishment has no designed layout. Facilities without liquor are less stringent with only 1 for every eight seats based on capacity design, or 1 per 84 SF where there is no design layout.
- Maple Plain, Spring Park, and Independence require spaced based on seat capacity.

- Maple Plain (1 per 4 seats, but not less than 15 spaces)
- Spring Park (1 per every 3 seats)
- Independence (1 per each 2 seats plus 1 per employee).
- Orono (1 per 80 SF)
- Minnetrista (1 per 75 SF)
- ITE (1 per 100 SF) are the only locations that solely use SF as a measurement.

Restaurants – Fast Food/Drive-Thru: Fast food/drive-thru uses require a similar mix of standards.

- Long Lake is the most complex, requiring 1 space per 2 seats or 1 per 40 SF of dining area, and 1 per each 80 SF of kitchen area, plus 5 stacking spaces for 1st pick-up window and 2 stacking spaces for each additional window.
- Wayzata and Independence retain the same parking requirements as mentioned above for sit-down restaurants.
- Orono and Excelsior both mandate 1 space for every 15 SF.
- The ITE is roughly the same as sit-down restaurants; 1 per 80 – 115 SF.
- Maple Plain, Spring Park, and Minnetrista do not have parking requirements for this category.

Retail: City requirements for retail parking are based on widely different square footage standards.

- Long Lake (1 per 300 SF)
- Orono (1 per 150 SF)
- Excelsior (2.5 per 1,000 SF)
- Independence (1 per 250 SF)
- ITE (1 per 343 – 512 SF) only classify retail as one general use.
- The other cities break down retail establishments by floor area.
 - Maple Plain generally requires 1 per 250 SF, but retail sales with 50% of gross floor area devoted to storage, warehouses, and/or industry need 1 per 250 SF devoted to public sales and/or service, plus 1 per 500 SF of storage area, or 1 space per employee on the maximum shift.
 - Wayzata mandates 3 per 1,000 SF, but for retail with 50% or more of gross floor area devoted to Storage, Warehouses and/or Industry 8 spaces or 1 per 200 SF devoted to public sales or service plus 1 per 500 SF of storage area is needed.
 - Spring Park requires 1 space per 200 SF, but for retail with 50% or more of gross floor area devoted to storage and/or warehouses 5 spaces or 1 per 200 SF devoted to public sales or service, whichever is greater, plus 1 per 500 SF of storage area is required.
 - Minnetrista groups retail into stores over 2,000 SF (1 space per) and all other commercial (1 per 300 SF).

Service Establishment: Service establishments are uniform in that they are all based solely upon square footage of floor area.

- Long Lake is one of the least stringent cities for parking in this category (1 per 300 SF). Minnetrista has the same parking requirement.
- Maple Plain and Independence both require 1 space per 250 SF.
- Spring Park and Orono are not that far off at 1 per 200 SF and 1 per 150 SF respectively.
- Excelsior specifically designates “personal services” as necessitating 1 space per 300 SF.
- Wayzata is the least stringent with only 3 spaces required for every 1,000 SF.
- The ITE does not have parking requirements for service establishments.

Clinics: Most of the sample cities base their requirements upon square footage of floor area.

- Long Lake (1 per 250 SF)
- Orono (1 per 200 SF)
- Spring Park (1 per 200 SF)
- Minnetrista (1 per 200 SF)

- Independence (1 per 250 SF)
- ITE (1 per 257 SF) all base their requirements solely on floor area.

The other cities base their parking requirements off of the staffing and/or patient capacity.

- Maple Plain requires 1 space per each 2 employees plus 1 for each 4 beds in a clinic, or 1 space per each 2 employees plus 1 for each doctor plus 1 per 100 SF.
- Wayzata simply requires 6 spaces for each dentist/doctor.
- Excelsior mandates 4 per staff doctor or dentist, or 1 per 150 SF (whichever is greater).

Warehousing:

- Both Long Lake and Independence simply require 1 space per 2,000 SF.
- Excelsior requires 1 space per 2 employees on the maximally-staffed shift or 1 per 2,000 SF (whichever is greater).
- Maple Plain also requires 1 per each 2 employees based on the maximally-staffed shift or 1 space for each 400 SF (whichever is greater).
- Orono only specifies that warehouses under 15,000 SF must have 1 per 500 SF in excess of the first 500 SF in the principal structure.
- Wayzata and Spring Park have the most complex requirements of the group.
 - Wayzata requires retail with 50% or more of floor area devoted to warehouses to maintain 8 spaces total, or 1 per 200 SF devoted to public sales or service plus 1 per 500 SF of storage area.
 - Spring Park shall have warehouses with office space comply with office use requirements and have 1 space per 2,000 SF, plus 1 per each 2 employees on maximally-staffed shift and 1 per truck based at the facility and operated by or for the owner or operator of the use (if not stored inside principal building).
- The ITE is once again the least restrictive with only 1 space per 2564 SF required.

Manufacturing:

- Independence has the simplest parking requirement, 1 space per 350 SF.
- Long Lake requires 1 space per 350 SF plus 1 per company vehicle stored on the premises.
- Manufacturing establishments in Orono must have at least 4, plus 1 per 800 SF of building, and 1 additional space per 2,500 SF or fraction thereof of land devoted to outside storage.
- Maple Plain requires one parking space for each 2 employees based on the maximally-staffed shift, or 1 per 400 SF (whichever is greater).
- Wayzata mandates 1 per employee on the major shift or one space for each 300 SF (whichever is greater).
- Spring Park requires 1 per 500 SF, or 1 per each 2 employees on maximally-staffed shift, whichever is greater, plus 1 per truck based at the facility and operated by or for the owner or operator of the use (if not stored inside principal building).
- Minnetrista requires 1 space per 2 employees of the maximally-staffed shift or 2,000 SF (whichever is greater).
- The ITE just requires one space per 1087 SF.

STORAGE OF BOATS, TRAILERS & RECREATIONAL VEHICLES

Overview / Background

Long Lake currently lacks clear regulations regarding the storage of recreational vehicles, boats and trailers on residential property. This lack of regulation could be intended to apply the same requirements as passenger vehicle parking across the City. Whether the lack of regulations is purposeful or not, City officials should affirm the City's stance on parking for these vehicles. Many residents currently store these items in their rear yards.

Standards from Other Cities

There are several off-street parking requirements for Long Lake to consider. The most common options in the surveyed cities include:

- Storage on driveways
- Storage in front yards on grass
- Storage in rear/side yard on hard surface
- Storage in rear/side yard on grass
- Minimum required setbacks
- Limits on number of vehicles that may be stored outside
- Vehicle screening

Minnetrissa and Independence maintain the least stringent storage requirements of the (Long Lake, Orono, Maple Plain, Wayzata, Excelsior, Spring Park, Minnetrista, Independence) group. Independence only requires RV's located in floodway districts to be properly secured. And any vehicles over 30 feet long must be screened in Minnetrista. Any further vehicle storage requirements in these two cities are unclear to the point that they are undistinguishable.

Spring Park, Excelsior, Wayzata, and Maple Plain allow vehicles to be stored on the driveway of a property. However, Wayzata vehicles can only be stored in the driveway if the visibility of the vehicle meets the city's standards. And Maple Plain's vehicles can only be stored on approved driveways (in R1 and R2 zones). Excelsior allows driveway storage only if no other practical space is available. Spring Park allows vehicles stored on the driveway, but only demands lakeside properties abide by time-sensitive storage rules. Orono is the only city that differentiates recreational vehicles as either campers, or boats and trailers. The City does allow boats and trailers on driveways.

Orono is the only city that allows boat and trailer storage in the front yard on the grass without reservation. Excelsior permits storage of one vehicle in the front yard if no other practical space is available – as long as said vehicle does not exceed 16 feet in length (or 20 foot trailers) excluding outboard motors, must be less than seven feet tall, and be 10 feet or more away from the street.

Vehicles may be stored in the rear/side yard on hard surfaces in Wayzata, Spring Park, and Excelsior. Vehicles in Excelsior must also meet setback requirements. Storage in rear and or side yards on the grass is more widespread. Orono allows storage on rear/side yards on grass for both campers and boats/trailers. Wayzata and Excelsior grants side/rear storage for all recreational-style vehicles.

Setbacks are more variable amongst the cities listed. Orono requires campers be set back at least five feet from any side or rear property line, and boats and trailers must be set back at least five feet from any property line. Excelsior mandates that vehicles meet accessory building setback requirements – that is, three feet from the interior or rear yard, and six feet away from the principal structure. Similarly, Spring Park vehicles must be stored three feet from any side yard line and five feet from any rear lot line.

Maple Plain and Excelsior limit the number of vehicles stored in off-street parking. Excelsior mandates three or fewer vehicles stored on greater than or equal to 8,500 square feet. And only one of each type of vehicle is allowed to be stored of the three maximum allowable. Lots less than 8,500 square feet can have a maximum of two different types of vehicles stored. Maple Plain is more straightforward; with 4 or less licensed vehicles storable on one lot.

Along with Minnetrista, Wayzata also requires screening for vehicles – but only if they are on the property for more than 72 hours. Orono explicitly doesn't require screening for boats and trailers.

Long Lake itself has a lack of regulations akin to Minnetrista and Independence. The City only explicitly allows vehicle storage on driveways, rear/side yards on grass, and a maximum of two vehicles stored on a lot.

Questions to Consider

- Is a surfaced driveway a reasonable place to store these items?
- Is the front yard acceptable?
- Is the rear or side yard acceptable? If so, does it need to be on a hard surface, or is grass ok?
- Should the Ordinance differentiate between the types of RVs (boat, trailer, camper, etc.)?
- If screening is desired, which materials are acceptable?
- Is it necessary to establish minimum setbacks?
- Should non-usable vehicles (i.e. winterized boats, chocked RV's) be classified differently than currently usable stored vehicles that can be moved with minimal preparation?

Request for Input

Staff requests that the Planning Commission review the information presented. The Planning Commission may make a recommendation to staff on areas where amendments are necessary, and provide feedback to staff to assist in drafting any amendments.

Supporting Information

- Comparison Table – Parking Requirements by Use
- Comparison Table – Recreational Vehicle, Boat & Trailer Storage

Use	Parking Requirement by City								ITE	ITE Reduced & Generalized
	Long Lake	Orono	Maple Plain	Wayzata	Excelsior	Spring Park	Minnetrista	Independence		
Office Buildings, Professional Offices, Contractor's Offices	1 space per 250 SF	1 per 200 SF	1 per 250 SF	1 per 333 SF	1 per 333 SF	1 per 200 SF	1 per 200 SF	1 per 250 SF	2.39 per 1000 SF GFA (95% CI 2.28-2.50) 0.84 per employee (95% CI 0.8-0.88) Small Office: 2.56 per 1000 SF GFA 1.33 per employee	1 per 390-418 SF
Restaurants, Cafes, Private Clubs etc.	1 space per 2 seats, or 1 space per 40 SF of dining and bar area, and 1 per 80 SF of kitchen area.	1 per 80 SF	1 per 4 seats, but not less than 15 spaces.	Seating Area: 1 per 75 SF Bar Area: 1 per 40 SF Kitchen Area and all other areas: 1 per 150 SF	For facilities with liquor, 1 per each 3 seats based on capacity design or where there is no design layout, 1 per 42 SF For facilities without liquor, 1 per each eight seats based on capacity design or where there is no design layout, 1 per 84 SF	1 per each 3 seats in establishment	1 per 75 SF	1 per each 2 seats plus 1 per employee.	Sit-down restaurant: Quality: 0.52 per 1000 SF GFA (Mon-Thur) 4.84 per 1000 SF GFA (Fri) 7.00 per 1000 SF GFA (Sat) 0.52 per seat (Mon-Thur) 0.47 per seat (Fri) 0.46 per seat (Sat) High Turnover: 0.44 per 1000 SF GFA (Mon-Thur) (95% CI 7.96-10.92) 1.33 per 1000 SF GFA (Fri) 2.28 per 1000 SF GFA (Sat) 0.33 per seat (Mon-Thur) 0.47 per seat (Fri) 0.34 per seat (Sat)	1 per 100 SF
Drive-in/drive-thru/fast food	1 space per 2 seats or 1 per 40 SF of dining area, and 1 per each 80 SF of kitchen area, plus 5 stacking spaces for 1st pick-up window and 2 stacking spaces for each additional window.	1 per 15 SF		Seating Area: 1 per 75 SF Bar Area: 1 per 40 SF Kitchen Area and all other areas: 1 per 150 SF	1 per 15 SF of in building allocated to drive-in operation.			1 per each 2 seats plus 1 per employee.	8.66 per 1000 SF GFA (95% CI 7.34-9.98) (Mon-Thur) 12.41 per 1000 SF GFA (Fri)	1 per 80-115 SF
Retail Store	1 per 300 SF	1 per 150 SF	1 per 250 SF Retail sales and service business with 50% of gross floor area devoted to storage, warehouses, and/or industry - 1 per 250 SF devoted to public sales and/or service, plus 1 per 500 SF of storage area, or 1 space per employee on the maximum shift - whichever is appropriate.	3 per 1,000 SF Retail (50 % or More of Gross Floor Area Devoted to Storage, Warehouses and/or Industry)- 8 or 1 per 200 SF devoted to public sales or service plus 1 per 500 SF of storage area.		Retail store and service establishment: 1 per 200 SF Retail sales and service business with 50% or more of gross floor area devoted to storage and/or warehouses: 5 or 1 per 200 SF devoted to public sales or service, whichever is greater, plus 1 per 500 SF of storage area	Retail stores over 2,000 SF - 1 per 150 SF All other commercial - 300 SF	1 per 250 SF	1.95 spaces per 1,000 SF (Mon-Thur)(95% CI 1.73-2.17) 2.61 spaces per 1,000 SF (Fri) (95% CI 2.39-2.83) 2.91 spaces per 1,000 SF (Sat)(95% CI 2.72-3.10)	1 per 343-512 SF

	Long Lake	Orono	Maple Plain	Wayzata	Excelsior	Spring Park	Minnetrista	Independence	ITE	ITE Reduced & Generalized
Service Establishment	1 per 300 SF	1 per 150 SF	1 per 250 SF	3 per 1,000 SF	Personal Services - 1 per 300 SF	1 per 200 SF	All other commercial - 300 SF	1 per 250 SF		
Clinics, Medical/Dental	1 per 250 SF	1 per 200 SF Hospital- 1 per 3 hospital beds	1 per each 2 employees plus 1 for each 4 beds in hospitals, sanitarium, rest homes and nursing homes; 1 per each 2 employees plus 1 for each doctor plus 1 per 100 SF	6 per each dentist/doctor	4 per staff doctor or dentist or 1 per 150 SF whichever is greater.	1 per 200 SF	1 per 200 SF	1 per 250 SF	3.89 spaces per 1,000 SF	1 per 257
Warehousing	1 per 2,000 SF	Warehouse under 15,000 SF - 1 per 500 SF in excess of the first 500 SF in principal structure.	1 per each 2 employees based on the maximum planned employment on each shift or 1 space for each 400 SF whichever is greater.	Retail (50 % or More of Gross Floor Area Devoted to Storage, Warehouses and/or Industry) - 8 or 1 per 200 SF devoted to public sales or service plus 1 per 500 SF of storage area.	1 per each 2 employees on maximum shift or 1 per 2,000 SF, whichever is greater.	Space solely used as office shall comply with office use requirements and 1 per 2,000 SF, plus 1 per each 2 employees on maximum shift and 1 per truck based at the facility and operated by or for the owner or operator of the use (if not stored inside principal building).	1 per 2 employees of the largest shift or 2,000 SF, whichever is greater	1 per 2,000 SF	Warehousing- Wholesale 0.39 per 1,000 SF (95% CI 0.31-0.47)	1 per 2564 SF
Manufacturing	1 per 350 SF plus 1 per company vehicle stored on the premises.	At least 4, plus 1 per 800 SF of building. 1 additional space per 2,500 SF or fraction thereof of land devoted to outside storage.	One parking space for each 2 employees based on the maximum planned employment on each shift or 1 per 400 SF, whichever is greater.	1 per employee on the major shift or one space for each 300 sq. ft., whichever is greater.	1 per 500 SF, or 1 per each 2 employees on maximum shift, whichever is greater, plus 1 per truck based at the facility and operated by or for the owner or operator of the use (if not stored inside principal building).	1 per 2 employees of the largest shift or 2,000 SF, whichever is greater	1 per 2 employees of the largest shift or 2,000 SF, whichever is greater	1 per 350 SF	0.92 per 1000 SF (95% CI 0.53-1.31)	1 per 1087 SF

Recreational Vehicle, Boat & Trailer Storage								
	Stored on driveway	Stored in front yard on grass	Stored in rear/side yard on hard surface	Stored in rear/side yard on grass	Setbacks?	Limit on number?	Screening required?	Comments
Long Lake	X			X		2 max		Lack of clear regulations
Orono - campers				X	5' from side or rear			Differentiates between campers & boats/trailers
Orono - boats/trailers	X	X		X	5' from any property line		No	
Maple Plain	X (must be approved driveway)					4 or less licensed vehicles		Specific to R1 and R2 zoned properties
Wayzata	Depends on visibility		X	X			Yes	Must meet requirements if on property for more than 72 hours
Excelsior	X (see comments)		X (must meet setback requirements)	X (unless abutting lakeshore)	Accessory building setback requirements (3ft. From interior or rear, 6ft away from principal structure)	3 or less for lots ≤8,500 Sq Ft - 1 per type of vehicle 2 or less for lots ≥ 8,500 Sq ft - 1 per type of vehicle		If no practical space available, 1 equipment can be stored front yard, but not exceed 16 ft ((20 ft. trailers)) - excluding outboard motors, less 7ft. tall, 10 or more ft. away from street
Spring Park	X		X		3 ft from side yard line 5 ft from rear lot line		3	Lakeside properties have particular time-sensitive storage requirements
Minnetrista							Screening for vehicle greater than 30 ft.	Lack of clear regulations
Independence								Lack of any regulations - aside from RV's must be secured in floodway districts