

Charter Township of Fort Gratiot

Code of Ordinances – Chapter 38

RECREATIONAL VEHICLES AND EQUIPMENT: REGULATIONS AND DEFINITIONS

Sec. 38-629. Parking and Storage of Recreational Vehicles and Equipment.

No person shall park or store recreational vehicles and equipment in any such residential District, as defined in Section 38-111 of this Ordinance, except in strict conformance with the conditions set forth in this section.

- (1) Ownership. The storage of any recreational vehicles and equipment on any residential property shall be limited to recreational vehicles and equipment owned by and licensed or registered to the occupant(s) of the residential property on which the residential vehicles and equipment is to be stored.
- (2) No Connections, No Occupancy. Recreational vehicles and equipment shall not have fixed connections to electricity, water, gas, or sanitary sewer facilities; and at no time shall recreational vehicles and equipment be used for living or housekeeping purposes while on the premises.
- (3) Conditions and Registration. Recreational vehicles and equipment shall be kept in good repair and carry a current year license and/or registration. This license/registration requirement shall be deemed satisfied for equipment issued a six month registration pursuant to the current laws regulating six month registrations, where such six month registration is current or was current within the previous six months.
- (4) Security. Recreational vehicles and equipment parked or stored outside of a garage or other accessory building shall be secured to prevent unauthorized entry or access.
- (5) Outdoor Parking and Storage, Generally. Recreational vehicles and equipment parked or stored outside of a garage or other accessory building shall be parked or stored in the side or rear yard, as defined in the Code of Ordinance. At no time shall recreational vehicles and equipment protrude beyond the front line of a dwelling, except as otherwise provided for in this section. However, such parking and storage shall be permitted in a non-required front yard year-round when:
 - a. located only upon a lot or parcel having an area of at least two acres; and
 - b. parking or storage is not within one-hundred (100) feet of a lot line abutting a street; and
 - c. parking or storage is entirely upon that portion of a paved or gravel driveway not located in that portion of the front yard lying between the projected end walls of the dwelling portion of the structure (not in front of the dwelling).
- (6) Setbacks, Side and Rear. There shall be minimally maintained a two-foot setback from the side lot line for side yard storage and a three-foot setback from the rear lot line for rear yard storage of recreational vehicles and equipment.

- (7) Front Yard Seasonal Storage. On lots having a width of seventy-five (75) feet or more and an area of ten thousand (10,000) square feet or more, recreational vehicles and equipment may be parked or stored, temporarily, on that portion of the driveway within the front yard during the normal season of use.
- a. Seasons of use are defined, as follows:
 1. Boats, boat trailers and personal watercraft: April 15th through October 15th.
 2. Travel trailer, pickup camper, motor home, folding tent trailer, camper van, all-terrain or off-road vehicles (other than snowmobiles), utility trailers and other trailers used to transport these items: April 1st through November 30th.
 3. Snowmobiles: November 15th through March 30th.
 - b. At no time shall recreational vehicles and equipment extend into any portion of the minimum required front yard setback, nor any portion of a minimum required side yard setback bordering a street.
 - c. Not more than one (1) recreational vehicle/equipment unit may be so parked or stored at any one time. In cases when multiple equipment items are parked or stored on a single trailer, this shall be counted as one (1) recreational vehicle/equipment unit. For example, a trailer containing three (3) snowmobiles would be counted as only one (1) recreational vehicle/equipment unit.
- (8) Parking for Loading and Unloading, Time Limits. Recreational vehicles and equipment may be parked anywhere on the premises or within a public right-of-way where on-street parking is permitted for two (2) periods of up to 48 hours each in any seven-day week from Sunday to Saturday, for loading, unloading or for trip preparation or for normal maintenance and cleaning. In cases where additional time is required for loading, unloading, trip preparation or for normal maintenance or cleaning, a permit may be obtained, without charge, from the Zoning Administrator, to permit parking for up to seven (7) consecutive days, providing that not more than three (3) such permits may be issued per recreational vehicle or unit per season of use.
- (9) Lakefront Parcels. The storage or parking of recreational vehicles and equipment on lakefront lots or parcels shall comply with the following additional provisions:
- a. No storage or parking of recreational vehicles or equipment shall be permitted at any time (except as permitted by paragraph (8) above) within any part of the yard facing the water, as established by a straight line between the adjacent dwellings from the two corners that are nearest the river and closest to the existing residence.
 - b. Except that, watercraft of any type, may be stored in structures or located upon a hoist in/over/or adjacent to navigable waters located over waters that are regulated by the Army Corps of Engineers and the Department of Environmental Quality.
- (10) Repairs for Profit. At no time shall recreational vehicles and equipment be stored or parked on any residential property for purposes of making repairs for profit.
- (11) Used for Storage. The use of any recreational vehicle and/or equipment for the storage of materials, goods or equipment other than those items considered a part of the recreational vehicle and/or equipment or essential to its immediate use is prohibited.

Sec. 38-5. Definitions.

Recreational vehicles and equipment means any portable structures, machines or devices, self propelled or towable by another vehicle, capable of moving upon the highways without special movement permits; primarily designed, constructed or modified to provide temporary living quarters or for recreational camping or travel use and such trailers or other devices, as shall be primarily intended for such transporting of all such structures, machines or devices. Motorcycles, bicycles, mini-bikes and such vehicles as jeeps, four-wheel drive and pickup trucks with attached cabs which do not exceed the roofline of the vehicle are specifically excluded from this definition. This does not include a temporary building, structure, or use, permitted to exist during periods of construction of the principal building, structure, or use. Recreational vehicles and equipment include but are not limited to:

- (1) *Travel Trailer.* A portable vehicle on a chassis, which is designed to be used as a temporary dwelling during travel, recreational and vacation uses and which may be identified as a "travel trailer" or a "fifth wheel" by the manufacturer. Travel trailers generally include self-contained sanitary, water and electrical facilities.
- (2) *Pickup Camper.* A structure designed to be mounted on a pickup or truck chassis with sufficient equipment to render it suitable for use as a temporary dwelling during the process of travel, recreational and vacation uses. When not in use, the structure can be detached and set on its own jacks allowing the truck to be used separately.
- (3) *Motor Home.* A recreational vehicle intended for temporary human habitation, sleeping and/or eating, mounted upon a chassis with wheels capable of being moved from place to place under its own power. Motor homes generally contain sanitary, water and electrical facilities.
- (4) *Van/Camper.* A recreational vehicle intended for temporary human habitation, sleeping and/or eating. This class of recreational vehicles includes conversion vans and camper vans which may contain refrigerators, as well as water and electrical facilities. This class closely resembles passenger vans, but some models may be taller to allow for extra headroom.
- (5) *Folding Tent Trailer.* A folding structure mounted on wheels and designed for travel and vacation use.
- (6) *Boats and Boat Trailers.* Boats, floats, rafts, canoes, plus the normal equipment to transport them on the highway.
- (7) *Other Recreational Equipment.* Other recreational equipment includes snowmobiles, personal watercraft, all terrain or special terrain off-road vehicles, utility trailers, plus the normal equipment used to transport them on the highway.