CHARTER TOWNSHIP OF HIGHLAND
ORDINANCE NO. Z-036

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF HIGHLAND ZONING ORDINANCE (CHAPTER 25 OF THE GENERAL CODE OF ORDINANCES) BY REVISING ARTICLE 8, SUPPEMENTAL USE REGULATIONS TO MODIFY REGULATIONS PARKING AND STORAGE OF COMMERCIAL AND RECREATIONAL VEHICLES IN RESIDENTIAL DISTRICTS .

THE CHARTER TOWNSHIP OF HIGHLAND ORDAINS:

Section 1. *Amend* **Article 8 GENERAL PROVISIONS** *as follows:*

Replace **Sec. 8.07. Commercial and recreational vehicle parking in residential districts.** *in its entirety with the following text:*

A. *Purpose and Intent:* These regulations are intended to allow reasonable accommodations for parking and storage of vehicles other than the typical passenger car, van or pickup truck that is customarily associated with residential uses. The regulations are intended to balance the needs for public health, safety and welfare as well as the interests in preserving attractive neighborhoods with the desire of residents to keep their own boats, trailers and similar vehicles near them for convenience and to protect them. It is intended to prohibit the storage of vehicles and equipment that are licensed to persons other than the occupants of the dwelling. It is further intended to recognize that many residents choose to use their commercial vehicles for travel to and from work, and therefore reasonable accommodation should be allowed.

Note that home occupation regulations in Section 8.06 govern the traffic movements to and from a residential parcel. A vehicle may be deemed to be parked or stored in conformance with the regulations of this section yet still constitute a land use that violates the Zoning Ordinance.

B *Commercial and recreational vehicle parking and storage in HS, Highland Station and LV, Lakes and Villages districts.* The parking or storage of one commercial vehicle and one recreational vehicle is permitted per dwelling unit, plus whatever vehicles may be contained within a building subject to the following:

1. Vehicles or units shall not be parked or stored any closer than three (3) feet to any side or rear lot line.
2. A vacant parcel may be designated for storage of two recreational vehicles provided the property owner also owns and occupies a parcel within 500 feet of the vacant parcel.
3. For the purposes of this ordinance, a trailer and any equipment or small vehicles (single or multiple) that are transported with the trailer shall count as one vehicle when . (e.g. a trailer with two jet skis counts as one vehicle)

4. If no commercial vehicle is parked or stored outdoors on the parcel, a second recreational vehicle may be parked or stored outdoors.

C. *Commercial and recreational vehicle parking and storage in ARR, Agriculture and Rural Residential, R-3 and R1.5 Zoning districts.* The parking or storage of any commercial or recreational vehicle is restricted to two (2) such vehicles per dwelling unit in a required front yard, plus whatever vehicles may be contained within a building or in fully screened side or rear yards, subject to the following:

1. Vehicles stored onsite are subject to the outdoor storage requirements of Section 8.08.

D. *Additional regulations for Commercial and recreational vehicle parking and storage for all residential districts.*

1. Exception. These regulations shall not apply when the vehicle and/or trailer is present for the purpose of providing a required service to the residence and limited to the duration of that service.
2. Vehicles parked in front yards shall be parked on a driveway.
3. No vehicle shall be placed so as to block sight distances from adjacent driveways or otherwise cause a safety concern or nuisance.
4. No vehicle may be stored in the right-of-way of a public or private street.
5. No vehicle or unit shall be placed to block sight lines to lakes from neighboring parcels
6. Vehicles parked or stored in required front yards shall be placed on a driveway or parking pad with a hard surface such as pavement or gravel.
7. Any commercial or recreational vehicle or unit may be parked or stored in an accessory structure.
8. Only commercial and recreational vehicles or units owned by and titled to a permanent resident of the residential parcel may be parked or stored on said parcel.
9. Recreational vehicles or units parked or stored shall not have permanent connections to water, gas, a septic system or a sanitary sewer system.
10. Recreational vehicles or units may not be used for living, sleeping or household purposes for more than fifteen (15) days in a calendar year.

Section 2. Savings Clause

That nothing in this ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 3. Severability

The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a

court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

Section 4. Adoption

This Zoning Ordinance amendment is hereby declared to have been adopted by the Charter Township of Highland Township Board at a meeting thereof duly called and held on_____

Section 5. Effective Date

The effective date of this Ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

_____
Rick A. Hamill, Township Supervisor

_____
Tami Flowers MiPMC, Township Clerk

CERTIFICATION OF CLERK

I hereby certify that the foregoing is a true and complete copy of a Zoning Ordinance amendment adopted by the Township Board of the Charter Township of Highland on _____, 2027 which was a regular meeting. I further certify that at said meeting there were present the following Board members:

I further certify that the adoption of said Zoning Ordinance amendment was moved by Board member _____ and supported by Board member _____

I further certify that the following Board members _____voted for adoption of the Zoning Ordinance amendment and Board members _____voted against the adoption of said Zoning Ordinance amendment.

I hereby certify that said Zoning Ordinance amendment has been recorded in the Ordinance Book in said Charter Township and that such recording has been authorized by the signature of the Township Supervisor and Township Clerk.

_____
Tami Flowers MiPMC, Township Clerk

Planning Commission Recommendation:
Introduction:
Adoption:
Published:
Effective Date: