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Hawes Township Ordinance No. ____ of 2024

An ordinance to amend the Hawes Township Zoning Ordinance Article 2 (Definitions) and Article 3 (Recreational Vehicles).

Hawes Township, Alcona County, Michigan ordains:

(new text in red)

Section 1: Amendment of Section 2.02 of the Hawes Township Zoning Ordinance

Section 2.02 (Definitions) of the Hawes Township Zoning Ordinance is hereby amended to add the following definition:

Campground. Any parcel or tract of land, under the control of any person, wherein sites are offered for the use of the public or members of an organization, either free of charge or for a fee for the establishment of temporary living quarters for five (5) or more recreational units **including tents, campers, recreational vehicles, yurts, or similar units**. Also called an RV Park.

Section 2: Amendment of Section 3.10 of the Hawes Township Zoning Ordinance

Section 3.10 (Recreational Vehicles) of the Hawes Township Zoning Ordinance is hereby amended to read as follows:

A. General.

1. A ~~travel trailer or~~ recreational vehicle is not to be considered a residential dwelling unit.
2. ~~Travel trailers or~~ Recreational vehicles shall not become permanent structures on a lot. **The wheels and/or towing mechanism shall not be removed from a recreational vehicle. No foundation shall be added to a recreational vehicle.**
3. **No permanent structures (such as decks or additions) shall be attached to a recreational vehicle.**
4. **No recreational vehicle shall be placed on a lot and rented out as temporary or permanent living quarters for compensation.**
5. **Recreational vehicles (vacant or occupied) shall comply with the district setback as a main building.**
6. **Recreational vehicles shall not be connected to water and sewage facilities.**
7. **On lots which have an R-1 overlay zone applied to them (pursuant to Section 4.12.B), the regulations in subsections B and C below for the R-1 District shall apply for the entire lot.**

B. Occupancy of Recreational Vehicles.

1. **R-1 and R-2 Districts.** Occupied ~~travel trailers or~~ recreational vehicles shall not occupy a vacant or developed zoning lot in the R-1 District or the R-2 District for more than thirty (30) days per calendar year. **No more than one (1) occupied recreational vehicle shall be located on a zoning lot in the R-1 and**

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R-2 District at one time. The Zoning Administrator may allow more than one (1) recreational vehicle on a zoning lot in the R-1 or R-2 District in the case of a special event lasting no longer than one (1) week. A zoning permit is required to be issued prior to the start of the special event.

2. **All Other Districts (Other than R-1 and R-2).** No more than two (2) occupied recreational vehicles shall be located on a vacant or developed zoning lot at any one time. No vacant or developed lot shall contain an occupied recreational vehicle for more than thirty (30) days per calendar year. The Zoning Administrator may allow more than two (2) recreational vehicles on a zoning lot in the case of a special event lasting no longer than one (1) week. A zoning permit is required to be issued prior to the start of the special event.

C. **Open Storage of Recreational Vehicles.** The following applies to recreational vehicles which are not being stored at a commercial recreational vehicle sales, repair, and storage facility.

1. **Open Storage on a Vacant Lot.**

- a. **R-1 and R-2 Districts.** No more than one (1) recreational vehicle shall be stored on a vacant zoning lot in the R-1 or R-2 District at any one time (unless completely enclosed inside a building). No open storage of a recreational vehicle shall be allowed on a vacant lakefront lot or a vacant lot within a subdivision.
- b. **All Other Districts (Other than R-1 and R-2).** No more than two (2) recreational vehicles shall be stored on a vacant zoning lot in any district at any one time (unless completely enclosed inside a building). No open storage of a recreational vehicle shall be allowed on a vacant lakefront lot or a vacant lot within a subdivision.

2. **Open Storage on a Developed Lot.**

- a. **R-1 and R-2 Districts.** No more than one (1) recreational vehicle shall be stored on a developed zoning lot in the R-1 or R-2 District at any one time (unless completely enclosed inside a building).
- b. **All Other Districts (Other than R-1 and R-2).** No more than two (2) recreational vehicles shall be stored on a developed zoning lot in any district at any one time unless completely enclosed inside a building.

Section 3: Severability

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 4: Saving Clause

The Hawes Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

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Section 5: Effective Date

The ordinance changes shall take effect on the 8th day after the publication of the notice of adoption.

Hawes Township Supervisor

Hawes Township Clerk

I, _____, Clerk for Hawes Township, hereby certify that the foregoing is a true and correct copy of Ordinance No. _____ of 2024 of Hawes Township, adopted by at a meeting of the Township Board of Trustees held on _____.

Adopted:

Published:

Effective

_____, subject to PA 110 of 2006, as amended