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PROPOSED ORD. 421 – STORAGE AND PARKING OF RECREATIONAL VEHICLES

PROPOSED ORDINANCE #421

AN ORDINANCE FOR THE EXERCISE OF MUNICIPAL ZONING OF THE VILLAGE OF ELK RAPIDS AND FOR THE HEALTH, SAFETY AND WELFARE OF THE PERSONS AND PROPERTY IN THE VILLAGE OF ELK RAPIDS.

THE VILLAGE OF ELK RAPIDS ORDAINS TO AMEND THE VILLAGE OF ELK RAPIDS ZONING AND UNIFIED DEVELOPMENT CODE AS FOLLOWS:

Existing **§158.18(B), STORAGE OF RECREATIONAL VEHICLES**, be **DELETED** in its entirety;

ADOPT §158.30, STORAGE AND PARKING OF RECREATIONAL UNITS AND RECREATIONAL VEHICLES, as follows:

§158.30, STORAGE AND PARKING OF RECREATIONAL UNITS AND RECREATIONAL VEHICLES.

A. DEFINITIONS:

PARKING: The placement of recreational vehicles and/or equipment on a lot or parcel for a period not exceeding seventy-two (72) hours.

STORAGE: The placement of recreational vehicles and/or equipment on a lot or parcel in accordance with the provisions of Section B. below, for a period exceeding seventy-two (72)hours.

B. Provisions for Occupant(s) of the Principal Building.

1. The storage and parking of recreational vehicles and/or recreational equipment as defined in this Zoning and Unified Development Code shall be allowed on all lots zoned and/or used for residential purposes in accordance with the following requirements:
 - a. A total of two (2) recreational units and/or recreational vehicles may be parked or stored on a lot with a principal building or structure, or on a lot which is adjacent to an occupied lot under the same ownership. For the purposes of this section, the word “adjacent” shall not deter two lots being considered “adjacent” if the lots are separated by a road right-of-way easement or dedication.
 - b. Such recreational units and/or recreational vehicles, when stored outside, shall be located in a side yard or rear yard, behind the required front yard setback line, except as provided in the case of adjacent vacant lots under the same ownership.

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- c. Recreational units and/or recreational vehicles are prohibited within the front yard setback.
- d. In accordance with Sec. 58-54(a), Code of Ordinances, Village of Elk Rapids, recreational units and/or recreational vehicles may be parked or placed within a public right-of-way where on-street parking is permitted, for a period not exceeding forty-eight (48) hours for loading and unloading or for normal maintenance or cleaning.
- e. In the case of corner lots, as defined with two (2) front yards, the regulations of this section shall apply to both front yards.
- f. In the case of through lots, parking or storage shall be permitted in the side yard or in the effective rear yard, as determined by the Planning and Zoning Administrator, provided the parked or stored vehicle meets the front and side yard principal building setback requirements of the zoning district.
- g. In the case of through corner lots, (lots having frontage along three (3) streets), the Planning and Zoning Administrator may permit parking or storage as noted in subparagraph 7, above.
- h. With the exception of beached watercraft, recreational units and/or recreational vehicles shall be set back at least fifteen (15) feet from the edge of a shoreline of any lake, river, stream or other navigable waterway.
- i. In the case where the location of the principal structure or site topography prevents access to the side or rear yard, the Planning and Zoning Administrator may permit parking or storage of recreational units or recreational vehicles in a driveway within a front yard for a period not to exceed one hundred eighty (180) days in any one (1) calendar year.
- j. Permanent Special Exceptions: A recreational unit and/or recreational vehicle which are officially licensed as a vehicle for a disabled person in accordance with state law and which are regularly used as the means of transportation by or for a disabled person may be parked within any required setback area.

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- C. Provisions for Visitors or Guests of the Occupant/Owner.
1. The parking and occupancy of a recreational unit on a lot occupied as a residence is permitted provided the occupant of the recreational unit is a relative or visiting guest of the occupant(s) of the principal building or structure.
 2. In accordance with Sec. 58-54(b) and Sec. 58-54(c), Code of Ordinances, Village of Elk Rapids, the parking of unoccupied recreational unit in the public right-of-way adjacent to a residential lot with an occupied permanent residence is permitted provided the owner of the recreational unit is a relative or visiting guest of the occupant(s) of the principal building or structure and provided further that the recreational unit is parked in such a manner that it complies with this and all other applicable parking ordinances and regulations.
 3. Such parking by all visitors or guests shall not exceed two (2) weeks in any twelve (12) month period, per residence.