

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF FREEDOM TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

Pursuant to the authority vested in it by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, Freedom Township, Washtenaw County, Michigan ordains the following amendments to Articles 4.0 (Land Use Table, 6.0 (General Provisions), 11.0 (Off-Street Parking and Loading Regulations), and 19.0 (Definitions) of the Freedom Township Zoning Ordinance No. 43 for the purposes of updating recreational vehicle parking standards, adding camping-related definitions, and establishing comprehensive standards for temporary or short-term camping activities as an accessory land use in the AR (Agricultural-Resource), R-2 (Rural Residential), LK (Lake), and PSP (Public/Semi-Public Services) zoning districts.

FREEDOM TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

SECTION 1.

[Article 4.0 (Land Use Table), Section 4.02 (Table of Permitted Uses by District) is hereby amended to insert "Camping, temporary or short-term" under "Other Uses" as an allowable accessory use in the AR (Agricultural-Resource), R-2 (Rural Residential), LK (Lake), and PSP (Public/Semi-Public Services) zoning districts, as follows:]

Section 4.02 Table of Permitted Uses by District

SYMBOL	KEY		DISTRICTS						USE STANDARDS		
	Permitted Uses in the Zoning District	Principal Use									
		Conditional Use									
		Accessory Use									
[Blank]	Prohibited Use in the Zoning District										
USES			AR	R-2	R-6	LK	C-1	C-2	I-1	PSP	
OTHER USES											
Camping, temporary or short-term			A	A		A				A	Section 6.21

SECTION 2.

[Amend Article 6.0 (General Provisions) to add a new Section 6.21 (Camping, Temporary or Short-Term), as follows:]

Section 6.21 Camping, Temporary or Short-Term.

The incidental use of land for temporary or short-term camping activities outside of a designated recreational vehicle park or campground, as allowed as an accessory use per Article 4.0 (Land Use Table), shall be subject to the following:

A. General Standards.

The following general standards shall apply to all camping activities outside of a designated recreational vehicle park or campground:

1. **Allowable vehicle types.** Recreational vehicles for camping activities shall be limited to motor homes, pick-up campers attached to the pick-up truck, folding tent trailers, and travel trailers.
2. **Minimum separation distances.** A minimum separation distance of ten (10) feet shall be maintained at all times between two (2) or more recreational vehicles on the same zoning lot, and between any recreational vehicle(s) and a principal building on the lot.
3. **Legally operable.** The recreational vehicle shall be owned by the owner of the lot or the owner's guests, shall be legally operable on the highways of the State of Michigan, and shall have a current and valid registration and license plate.
4. **Campfires.** Campfires shall be allowed within a protected pit area located outside of the minimum required yard setbacks for principal buildings in the zoning district, as specified in Article 3.0 (Dimensional Standards), and a minimum of 30 feet from all structures. Campfires may be prohibited on any zoning lot or in any area of the Township for a specified period of time, upon a determination of unsafe weather or site conditions by the Fire Chief.
5. **Waste disposal.** All waste storage tanks (gray water and black water) shall be emptied at an approved recreational vehicle dump station.
6. **Use limitation.** Allowable camping activities under this Section shall be limited to the owner of the lot and the owner's guests.
7. **Removal of camping equipment and appurtenances.** With the exception of a protected pit area for campfires, all tents, camping equipment, and appurtenances shall be promptly dismantled and stored away when not in use.
8. **Owner's responsibility.** The property owner(s) shall be responsible for ensuring that all camping activities on their zoning lot are established and maintained in conformity with this Ordinance, state law, and applicable outside agency rules and regulations; as well as for any violations of these requirements associated with their zoning lot.

B. Camping on a Vacant Lot.

The following additional standards shall apply to camping activities on a vacant lot outside of a designated recreational vehicle park or campground:

1. **Seasonal limitations.** Camping activities on vacant lots in the R-2 (Single-Family Residential) and LK (Lake) zoning districts shall be limited to between May 15 and September 30 of each calendar year. Camping on vacant lots in these zoning districts shall be prohibited between October 1 and May 14.
2. **Maximum time limit.** Temporary or short-term camping activities on a zoning lot shall be limited to a maximum of 15 consecutive calendar days per event, and a maximum total of 45 days per calendar year.
3. **Minimum setback and separation distances.** The location of the tent, recreational vehicle or similar shelter, and all associated camping equipment and

appurtenances, shall comply with the minimum yard setback and minimum separation requirements for principal buildings in the zoning district, as specified in Article 3.0 (Dimensional Standards).

4. **Maximum number of recreational vehicles.** A maximum of three (3) recreational vehicles shall be permitted at one time on a vacant lot.
5. **Unattended recreational vehicles.** Storage of a recreational vehicle on a vacant lot shall be prohibited. The owner shall promptly remove a recreational vehicle left unattended on a vacant lot for a period exceeding 21 calendar days.
6. **Accessory structures prohibited.** With the exception of a waterfront dock, no accessory structures shall be allowed on a vacant lot for camping activities.
7. **Generators.** A maximum of one (1) generator shall be allowed per zoning lot for camping purposes, provided that the generator shall not be operated between the hours of 8:00p.m. and 8:00a.m.
8. **Use of outdoor toilets.** Temporary use of outside toilets ("porta-johns") shall be subject to the following requirements:
 - a. Documentation of compliance with all applicable outside agency requirements shall be provided to the Zoning Administrator upon request.
 - b. The location shall comply with the minimum yard setback and minimum separation requirements for principal buildings in the zoning district, as specified in Article 3.0 (Dimensional Standards).
 - c. The outdoor toilet shall be located and maintained in a manner to ensure that odor shall not constitute a nuisance or hazard to adjoining premises.
9. **Camping permit requirements.** Camping permit approval shall be required for camping activities on vacant lots in the R-2 (Single-Family Residential), LK (Lake) and PSP (Public/Semi-Public Services) zoning districts, in accordance with Section 1.07 (Certificates of Zoning Compliance) and the following:
 - a. The Zoning Administrator may establish and maintain a separate "camping permit" form and submittal process for this purpose. The camping permit fee shall be set by Township Board resolution.
 - b. One permit application may be used for an entire season of camping activities, based on a list of dates and time periods submitted with the application, or a separate application may be submitted for each event.
 - c. Camping permit approval shall not be required for allowable camping activities under this Section on vacant lots in the AR (Agricultural-Resource) District.

C. Camping on a Lot Occupied by a Principal Dwelling.

The following additional standards shall apply to camping activities on a lot occupied by a principal dwelling outside of a designated recreational vehicle park or campground:

1. Temporary or short-term camping activities on a zoning lot shall be limited to a maximum of 15 consecutive calendar days per event, and a maximum total of 90 days per calendar year.
2. Temporary or short-term camping activities, including use of tents or similar shelters, shall be allowed in accordance with this Section.
3. A recreation vehicle parked or stored on a lot occupied by a principal dwelling in accordance with Section 11.03 (Residential Parking Standards) may be used for temporary or short-term camping activities in accordance with this Section.
4. Camping permit approval shall not be required for allowable camping activities under this Section on a lot occupied by a principal dwelling.

SECTION 3.

Article 11.0 (Off-Street Parking and Loading Regulations), Section 11.03 (Residential Parking Standards), Subsection "3." (Recreational Vehicle) is hereby deleted in its entirety and replaced with the following:

Section 11.03 Residential Parking Standards.

Off-street parking spaces for single-and two-family (duplex) dwellings and other RESIDENTIAL USES shall consist of an accessory driveway, garage, parking strip or bay, or combination thereof, subject to the following:

3. **Recreational vehicle.** Parking or storage of a recreation vehicle accessory to RESIDENTIAL USES in any zoning district shall be subject to the following:
 - a. Such vehicles shall not be parked or stored in front of the front building line of any lot in a residential district, except in a front yard driveway or parking area for a period not to exceed 72 hours during loading or unloading. Such vehicle(s) shall be parked or stored in the side or rear yard and set back a minimum five (5) feet from all side and rear lot lines.
 - b. Where required by the Michigan Vehicle Code, such vehicles shall be legally operable on the highways of the State of Michigan and shall have a current and valid registration and license plate.
 - c. Such vehicles shall not be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, except in accordance with Section 6.21 (Camping, Temporary or Short-Term) ~~for incidental camping for up to a maximum of 15 consecutive calendar days, and a total of 90 days per calendar year, accessory to a permanent dwelling on the same lot. Vehicles used for incidental camping shall be owned by the owner of the lot or the owner's guests, and on-site disposal of wastewater shall be prohibited.~~

SECTION 4.

[Amend Article 19.0 (Definitions), Section 19.03 (Definitions) to insert new definitions for "campground," "camping," and "recreational vehicle park or campground" as follows:]

Section 19.03 Definitions.

Whenever used in this Ordinance, the following words and phrases shall have the meaning ascribed to them in this Section:

- 35a. **Campground.** See "**Recreational Vehicle Park or Campground.**"
- 35b. **Camping.** Incidental use of land for transitory living quarters that includes lodging in a sleeping bag, tent, recreational vehicle or other means of shelter.
- 192a. **Recreational Vehicle Park or Campground.** An organized facility or designated area set aside for camping purposes and consisting of open spaces where a camper can pitch a tent or park a recreational vehicle.

SECTION 5.

All ordinances and amendments thereto that are in conflict with this Ordinance are hereby repealed.

SECTION 6.

Adopted by the Township Board of Trustees for Freedom Township, Washtenaw County, Michigan, at a meeting of the Township Board held on the _____ day of _____, 20___. This ordinance shall become effective on the eighth (8th) day following publication thereof.

Dated: _____, 20___ _____

Dale Weidmayer, Supervisor

Valisa Bristle, Clerk

CERTIFICATION

The above Ordinance No. _____ was adopted at a meeting of the Freedom Township Board of Trustees on the _____ day of _____, 20___; and published in the _____, a newspaper of general circulation in Freedom Township, Washtenaw County, Michigan on the _____ day of _____, 20___.

Valisa Bristle, Clerk
Freedom Township Clerk