

The Charlevoix City Council met on Monday, July 1, 2024 with Mayor Lyle Gennett presiding. The following is an excerpt from the official records of said meeting.

Motion by Spring, seconded by Cole to approve Ordinance 850 of 2024 as presented.

**CITY OF CHARLEVOIX
ORDINANCE NO. 850**

**AN ORDINANCE AMENDMENT TO AMEND TITLE XV LAND USAGE, CHAPTER 153: PLANNING AND ZONING: SECTIONS 153.005
DEFINITIONS AND 153.153 OUTDOOR STORAGE**

THE CITY OF CHARLEVOIX ORDAINS:

SECTION 1: Title XV, Chapter 153, Section 153.005 Definitions of the City of Charlevoix Code are hereby amended to add the following definition of Active Use and shall be placed under the list of definitions in alphabetical order.

ACTIVE USE: A period of time where a recreational vehicle is uncovered and operational for intermittent use instead of covered or disabled, as in shrink-wrapped or fuel stabilized.

SECTION 2: Title XV, Chapter 153, Section 153.005 The definition of Recreational Vehicle of the City of Charlevoix Code is hereby repealed, replaced and shall be placed under the list of definitions in alphabetical order and shall read:

RECREATIONAL VEHICLE OR EQUIPMENT: Vehicle or equipment used for travel and leisure activities including:

- a. Travel trailer: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses; and which is permanently identified as a "travel trailer" by the manufacturer.
- b. Pickup camper: A structure designed primarily to be mounted on a pickup or truck chassis with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational, and vacation uses.
- c. Motorized home: A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
- d. Folding tent trailer: A canvas or plastic folding structure, mounted on wheels, designed for travel and vacation use.
- e. Utility trailer: A vehicle designed for the purpose of hauling miscellaneous goods and materials.
- f. Boats and boat trailers: Includes boats, floats, rafts, canoes and kayaks; plus the normal equipment to transport them on the highway.
- g. Other recreational equipment: Includes snowmobiles, personal watercraft, all terrain or special terrain vehicles, mopeds, motorcycles, utility trailers, motorized and non-motorized, plus the normal equipment used to transport them on the highway.

SECTION 3. Title XV, Chapter 153, Section 153.153 Outdoor Storage item C. Recreational equipment and vehicle storage shall be repealed, replaced and shall be placed after item 153.153 (B).

(C) Recreational equipment and vehicle storage. The standards of this section apply to all zone districts with the exception of the industrial district.

(1) All recreational equipment and vehicles that are stored outside of a structure shall be maintained in good condition, shall be operable and shall have a current license and/or registration.

(2) Recreational equipment and vehicles parked or stored outside shall not be connected to electricity, water, gas or sanitary facilities for living or lodging purposes other than allowed for in § 153.153(C)(8). Electricity may be used during times of Active Use including cleaning, refrigeration of supplies and preparing for trips.

(3) The parking and/or storage of recreational equipment and vehicles in excess of 25 feet in length is prohibited.

(4) Outdoor parking or storage of not more than two recreational equipment or vehicles shall be permitted on any parcel of property. An unlimited number of small vehicles including floats, rafts, canoes, and kayaks may be stored in an organized, safe manner on a single property.

(5) Storage of recreational equipment and vehicles shall be parked completely in an enclosed structure or within the side or rear yards, except that they may not be closer than five feet from any lot line, unless otherwise provided by this section. Property owners who can demonstrate that a property does not reasonably allow storage in the side or rear yards may store the recreational vehicle(s) in other areas with application to the Zoning Administrator. The Zoning Administrator will use criteria from Section 153.038 (F) (2) (a-e) for approval.

(6) Such recreational equipment and vehicles shall be placed or parked on a lot with a principal building, structure or use unless it is a lot which is attached to an occupied lot under the same ownership.

(7) Active Use parking of recreational equipment and vehicles may be parked on one front yard driveway, provided that public streets, sidewalks and Right of Way are not blocked to vehicular or pedestrian traffic. Driveway means vehicle access provided between a street or road and a parking area including if the driveway is in the setback but shall not include any additional parking aisle.

(8) Recreational equipment and vehicles may be used for living or lodging purposes on a parcel with a principal building for no more than 14 days within any 60-day period with a permit issued by the Zoning Administrator.

(9) The open (non-active) parking or storage of any recreational vehicle not owned by a resident or owner of the property on which it is located shall not be permitted.

SECTION 4: Title XV, Chapter 153, Section 153.153 Outdoor Storage of the City of Charlevoix Code are hereby amended to add the following item D. Outdoor Storage Areas and shall be placed after item C. Recreational Equipment and Vehicle Storage.

(D) Outdoor storage areas. Where permitted, outdoor storage areas shall be screened to the public by buildings, structures or a continuous buffer. The buffer area shall include:

(1) A six-foot tall screen wall or fence or any combination of the following to provide an effective screen, as approved by the Zoning Administrator:

- (a) Berms;
- (b) Canopy, evergreen and ornamental trees; and/or
- (c) Shrubs

SECTION 5. Severability

No other portion, paragraph or phase of the Code of the City of Charlevoix, Michigan shall be affected by this Ordinance except as to the above sections, and in the event any portion, section or subsection of this Ordinance shall be held invalid for any reason, such invalidation shall not be construed to affect the validity of any other part or portion of this Ordinance or of the Code of the City of Charlevoix, Michigan.

SECTION 6. Effective Date

This Ordinance shall become effective thirty (30) days after its enactment pursuant to the City Charter.

Ordinance No. 850 was adopted on the 1st day of July 2024 A.D., by the Charlevoix City Council as follows:

Motion by Spring, seconded by Cole to approve Ordinance Amendment 850 of 2024 as presented.

Yeas: Knapp, Cole, Spring, Hagen, Parr, Kalbfell

Nays: None

Absent: None

Motion carried.

State of Michigan } §

City of Charlevoix

Sarah J. Dvoracek

Clerk

Lyle Gennett

Mayor