



# Memorandum

To: Planning Commission  
From: Elizabeth J Corwin, PE, AICP; Planning Director  
Date: November 7, 2024  
Re: Text Amendment Discussion—  
Event Venues, Commercial and Recreational Vehicles in residential districts

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I have marked up several ordinance sections based on our discussions from the last meeting.

For the event venue, anything marked in yellow highlighting reflects a change from the previous draft. For the commercial and recreational vehicle parking and storage section, I basically threw away the previous draft and started over. For the shipping containers as accessory structures, I provided a small markup.

The intent of these markups is to further the discussion and decide which, if any of these amendments should move forward. If there are other issues you would like to discuss, we can expand this discussion before taking this to the next step of actually drafting an amendment in proper form for adoption.



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## Sec. 10.13. Farm Markets.

The following regulations shall apply:

- A. All Farm Markets shall comply with the Generally Accepted Agricultural Management Practices for Farm Markets as promulgated by the Michigan Commission of Agriculture and all applicable regulations of this Zoning Ordinance. Activities such as festivals, corn mazes, haunted houses, weddings and similar events do not enjoy protection from nuisance complaints under the Michigan Right to Farm Act. The township board may approve such activities in conjunction with a Special Use Permit for a Farm Market, imposing limitations to safeguard the quiet use and enjoyment of property by neighbors (such as hours of operation or number of events per month). Such activities must be incidental to residential and farm operations and may not be the principal use of the property.
- B. Parcels eligible for Special Approval for a Class C Farm Market (with events) must have direct access to a major thoroughfare and have a minimum lot size of 10 acres. No activities or events shall be conducted within 200 feet of an adjacent residence.
- C. Outdoor display and sales of farm products may occupy required front and side yards, provided a 20 foot buffer is provided between the right-of-way and all display areas.
- D. Structures of a temporary nature, such as tents, canopies and sheds not attached to permanent foundations or vehicles such as wagons used for display may be permitted within required front yard setbacks subject to the following:
  - 1. Maximum size of structure is 100 square feet.
  - 2. Structure shall not be placed within 20 feet of right-of-way or in any clear vision area.
  - 3. Structure shall be removed from required yards during "off-season" periods when no daily sales activity is underway.
- E. Activities and events shall comply with the following:
  - 1. Activities and events shall meet all required setbacks from property lines abutting residentially zoned or used properties.
  - 2. Adequate off-street parking must be provided to ensure customer safety.
  - 3. Temporary signs associated with the event, such as banners and sandwich boards shall comply with Section 14.07A, Agricultural Retail Signs.
  - 4. Any outdoor sound system must be operated so that no sound is conveyed beyond the property line.
  - 5. No space within a structure may be opened for use of the public until the area is first inspected and authorized for occupancy by the Fire Marshal and Building Official, who may place load limits or other conditions upon use of the indoor space.
    - a). Indoor event spaces within a permanent structure must be reinspected annually.
    - b) A separate land use permit shall be required for any event within a temporary structure (such as a tent)
  - 6. All events shall be supervised by the property owner or other authorized permittee who shall be onsite at all times when an event is in progress. Contact information for the responsible party must be filed with the Township.
  - 7. Only single service, non-potentially hazardous food or beverages (as defined by the Michigan Department of Agriculture, including such items as soft drinks, cider, donuts, popcorn or ice

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cream) shall be offered for onsite consumption as part of farm market operations except as follows:

a). Mobile food trucks licensed by the State of Michigan may operate as vendors onsite during a permitted event.

b). Caterers may provide services at permitted events provided the food is prepared remotely in licensed facilities.

c) Alcohol may be served by caterers or mobile bartending services subject to the rules of the Liquor Control Commission.

c) Onsite sales of alcohol is subject to the appropriate licensing requirements of the State of Michigan Liquor Control Commission.

- 5.8. The premises shall be kept clean, orderly and well-maintained.
- E. Off-street parking shall be provided as follows:
1. Number of spaces:
    - a. 3 spaces minimum; and
    - b. 1 space per 200 square feet of interior retail space and "open air" retail space under cover such as canopy or tent; and
    - c. 1 space per 1000 square feet of exterior sales and display space.
  2. Parking areas may be provided on lawn provided a defined and improved drive entrance is provided and all necessary permits are obtained. Appropriate barriers such as landscaping or decorative fences shall be provided to discourage patrons from entering or exiting the site in areas other than the approved drive location. The Planning Commission may require that a portion or all of a parking area be improved with gravel or paved surface where the anticipated use is greater than 90 days per year.
  3. No parking area shall be located within ten feet of any right-of-way or property line.
- F. Every effort shall be made to locate off street parking and outdoor activities where natural topography and/or existing plant materials provide a buffer or screen for adjacent residential properties. The Planning Commission may require supplemental plantings or screen fences and/or larger setbacks where it is anticipated that the intensity of the activity may create a nuisance.

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## **Sec. 8.07. Commercial and recreational vehicle parking in residential districts.**

- 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 accommodations 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, but yet 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 any commercial or recreational vehicle is restricted to two (2) such vehicles per dwelling unit which may be parked outside, plus whatever vehicles may be contained within a building subject to the following:
1. Exception. This requirement 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 period of time in which the service is rendered.
  2. Vehicles or units shall not be parked or stored any closer than three (3) feet to any side or rear lot line.
  3. A vacant parcel may be designated for storage of the two allowable vehicles provided said parcel is separated from the dwelling unit only by a street.
- 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 subject to the following:
1. Only two commercial or recreational vehicles may be parked overnight in required front yards. Such vehicles shall not be stored in the front yard. Such vehicles shall be parked on a driveway.
  2. 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. No vehicle shall be placed so as to block sight distances from adjacent driveways or otherwise cause a safety concern or nuisance.
  2. No vehicle may be stored in the right-of-way of a public or private street.
  3. No vehicle or unit shall be placed so as to block sight lines to lakes from neighboring parcels
  4. 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.
  5. Any commercial or recreational vehicle or unit may be parked or stored in an accessory structure.
  6. 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.

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7. Recreational vehicles or units parked or stored shall not have permanent connections to water, gas, a septic system or a sanitary sewer system.
  8. Recreational vehicles or units may not be used for living, sleeping or household purposes for more than fifteen (15) days in a calendar year. Sec. 8.08. Outdoor storage.

A. *Outdoor storage in residential districts.*

1. Outdoor storage on parcels zoned or used for residential purposes shall be permitted in side or rear yards when completely screened from view by a fence or landscaping.
2. Outdoor storage shall not be permitted in front yards.
3. Outdoor storage shall not be permitted on individual lots in manufactured housing parks or in multiple-family residential developments.
4. Storage that is not related to the principal use is not permitted.

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### **Sec. 8.03. Accessory structures and uses.**

#### **B. Structures and uses accessory to non-residential uses.**

##### **1. General requirements.**

- a. All buildings, uses, or structures accessory to non-residential uses shall be subject to the same placement and height requirements as the principal structures in the District in which they are located.
- b. Buildings, uses, or structures accessory to non-residential uses shall not be larger than twenty-five percent (25%) of the total ground floor area of the principal building or building that it serves, unless otherwise regulated in this ordinance.
- c. The Planning Commission may allow the use of shipping containers as accessory structures in the C-2, General Commercial, C-3, Low Impact Commercial and IM, Industrial Manufacturing Zoning District subject to site plan review. Shipping containers shall be painted or otherwise modified to conform with the character of the principal building and surrounding properties. Additional screening landscape may be required adjacent to the areas approved for shipping containers to shield the view from neighboring properties.
- d. Shipping containers are prohibited for use as accessory structures in the C-1, Local Commercial, OS, Office Services and HS, Highland Station Business district.
- c. Accessory buildings, structures or uses are not permitted on vacant parcels.