

CHARTER TOWNSHIP OF HIGHLAND ORDINANCE NO. Z-036

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF HIGHLAND ZONING ORDINANCE (CHAPTER 25 OF THE GENERAL CODE OF ORDINANCES) BY REVISING ARTICLE 2 RULES OF CONSTRUCTION AND DEFINITIONS, AND ARTICLE 8, SUPPLEMENTAL USE REGULATIONS TO MODIFY REGULATIONS PARKING AND STORAGE OF COMMERCIAL AND RECREATIONAL VEHICLES IN RESIDENTIAL DISTRICTS AND USE OF SHIPPING CONTAINERS AS ACCESSORY STRUCTURES

THE CHARTER TOWNSHIP OF HIGHLAND ORDAINS:

Section 1. Amend Article 2 RULES OF CONSTRUCTION AND DEFINITIONS *as follows:*

Amend Sec. 2.04 – Definitions beginning with the letter “C” by modifying the definition of “Commercial Vehicle” as follows:

Commercial vehicle. Any vehicle bearing or required to bear commercial license plates or falls into one or more of the categories listed below:

- (1) Truck tractors;
- (2) Semi-trailers, which shall include flat beds, stake beds, roll-off containers, tanker bodies, dump bodies and full or partial box-style enclosures;
- (3) Vehicles of a type that are commonly used for the delivery of bread, fruit, milk and ice cream or similar vending supply or delivery trucks. This category shall also include vehicles similar in nature that are commonly used by construction-oriented contractors, such as electricians and plumbers;
- (4) Tow trucks;
- (5) Commercial hauling trucks;
- (6) Vehicle repair service trucks;
- (7) Snow plowing trucks;
- (8) Passenger buses, taxis and limousines; and
- (9) Any other vehicle similar to the vehicles listed above.

Amend Sec. 2.18. Definitions beginning with the letter “R.” by modifying the definition of “Recreation Vehicle” as follows:

Recreational vehicle. For purposes of this Ordinance, a recreational vehicle shall include the

following:

- A. *Boats and boat trailers.* Shall include watercrafts, boats, jet skis, rafts, canoes, plus the normal equipment to transport them on the highway.
- B. *Folding tent trailer.* A folding structure mounted on wheels and designed for travel and vacation use, such as a pop-up camper.
- C. *Motor home.* A recreational vehicle intended for temporary human habitation, sleeping, and/or eating, mounted upon a chassis with wheels and capable of being moved from place to place under its own power. Motor homes generally contain sanitary, water and electrical facilities.
- D. *Other recreational equipment.* Other recreational equipment includes snowmobiles, all terrain or special terrain vehicles, utility trailers, plus the normal equipment to transport them on the highway.
- E. *Pickup camper.* A structure designed to be mounted on a pickup or truck chassis with sufficient equipment to render it suitable for use as a temporary dwelling during or travel, recreational and vacation uses.
- F. *Travel trailer.* A portable vehicle on a chassis which is designed to be used as a temporary dwelling during travel, recreational, and vacation uses, and which may be identified as a travel trailer by the manufacturer. Travel trailers generally contain sanitary, water, and electrical facilities.

Section 2. Amend Article 8 GENERAL PROVISIONS as follows:

Amend Sec. 8.03. Accessory structures and uses. subpoint B as follows:

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 twentyfive 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.

- ee. Accessory buildings, structures or uses are not permitted on vacant parcels.

Replace Sec. 8.07. Commercial and recreational vehicle parking in residential districts.
in its entirety with the following text:

- 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 accommodation 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. Vehicles or units shall not be parked or stored any closer than three (3) feet to any side or rear lot line.
 2. 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 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. 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. Exception. These regulations 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 parked in front yards shall be parked on a driveway.
 3. No vehicle shall be placed so as to block sight distances from adjacent driveways or otherwise cause a safety concern or nuisance.
 4. No vehicle may be stored in the right-of-way of a public or private street.

5. No vehicle or unit shall be placed so as to block sight lines to lakes from neighboring parcels
6. 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.
7. Any commercial or recreational vehicle or unit may be parked or stored in an accessory structure.
8. 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.
9. Recreational vehicles or units parked or stored shall not have permanent connections to water, gas, a septic system or a sanitary sewer system.
10. Recreational vehicles or units may not be used for living, sleeping or household purposes for more than fifteen (15) days in a calendar year.

Section 3. Savings Clause

That nothing in this ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. Severability

The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

Section 5. Adoption

This Zoning Ordinance amendment is hereby declared to have been adopted by the Charter Township of Highland Township Board at a meeting thereof duly called and held on _____

Section 6. Effective Date

The effective date of this Ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

Rick A. Hamill, Township Supervisor

Tami Flowers MiPMC, Township Clerk

CERTIFICATION OF CLERK

I hereby certify that the foregoing is a true and complete copy of a Zoning Ordinance amendment adopted by the Township Board of the Charter Township of Highland on _____, 2025 which was a regular meeting. I further certify that at said meeting there were present the following Board members:

I further certify that the adoption of said Zoning Ordinance amendment was moved by Board member _____ and supported by Board member _____

I further certify that the following Board members _____ voted for adoption of the Zoning Ordinance amendment and Board members _____ voted against the adoption of said Zoning Ordinance amendment.

I hereby certify that said Zoning Ordinance amendment has been recorded in the Ordinance Book in said Charter Township and that such recording has been authorized by the signature of the Township Supervisor and Township Clerk.

Tami Flowers MiPMC, Township Clerk

Planning Commission Recommendation:

Introduction:

Adoption:

Published:

Effective Date: