

STATE OF MICHIGAN, COUNTY OF OAKLAND
VILLAGE OF LAKE ORION

ORDINANCE NO _____

An Ordinance to amend the Zoning Ordinance, Section 13.17 - PARKING AND STORAGE OF MOBILE HOMES, TRAVEL TRAILERS, MOTOR HOMES, WATERCRAFT, VESSELS, TRUCKS AND OTHER ITEMS

THE VILLAGE OF LAKE ORION ORDAINS:

Section 13.17 - PARKING AND STORAGE OF MOBILE HOMES, TRAVEL TRAILERS, MOTOR HOMES, WATERCRAFT, VESSELS, TRUCKS AND OTHER ITEMS

The Village Zoning Ordinance is amended, and recommended by the Planning Commission:

Section 13.17 PARKING AND STORAGE OF MOBILE HOMES, TRAVEL TRAILERS, MOTOR HOMES, WATERCRAFT, VESSELS, TRUCKS AND OTHER ITEMS

Mobile homes, travel trailers, motor homes, boats, watercraft and other vessels, vessel trailers, trucks, and other similar items shall be subject to the following requirements:

- A. No mobile home may be stored or parked on any lot, except in conformance with the provisions of Section 13.14.
 1. No more than one (1) travel trailer or one (1) motor home, and up to two (2) other recreational vehicles as defined in this Ordinance (excluding watercraft and vessel trailers) may be parked or stored outdoors on any lot that is zoned or used for residential purposes. Permitted outdoor parking or storage of all recreational vehicles shall be only in the rear yard, except in the RL District where they shall be permitted only in the street front yard. All watercraft, vessel trailers and recreational vehicles stored on a residential lot shall be currently registered to the owner or occupant of that lot.
 2. In addition, the following regulations shall apply in the districts noted:
 - a) *RL District.*
 - 1) From September 1st through May 31st, no more than two (2) watercraft less than 16 feet in length, and no more than two (2) watercraft 16 feet in length or greater, and no more than two (2) vessel trailers, may be parked or stored outdoors in the street front yard.
 - 2) From June 1st through August 31st,, no watercraft shall be parked or stored outdoors on an RL lot for longer than 72 hours unless written permission is obtained from the Zoning Administrator for a longer storage period, not to exceed three (3) weeks during the three month period. However, parking or storage of no more than two (2) vessel trailers may be permitted during the period of June 1st through August 31st.

- b) *RV District*. Recreational vehicles shall be permitted to be stored or parked outdoors on a lot as provided under 13.17.B.1. above, except that the two (2) other recreational vehicles permitted may include watercraft and vessel trailers. All recreational vehicles that are stored outdoors shall be located in the rear yard.
- B. On lots zoned for residential use, the maximum permitted lot coverage requirement shall include all buildings, plus outdoor parking or storage space for travel trailers, motor homes and watercraft.
- C. No recreational vehicle parked or stored shall have fixed connections to electricity, water, gas or sanitary facilities, nor shall it be used for living or housekeeping purposes while on the premises.
- D. Accessory Use Limitation.
 - 1. The outdoor parking or storage of recreational vehicles, watercraft, vessel trailers, or similar items shall be permitted only on lots containing a lawful principal building used for residential purposes.
 - 2. Storage or parking of such items on vacant lots in residential districts is prohibited.
- E. Commercial vehicles exceeding 8,500 pounds gross vehicle weight or eight (8) feet in height, or trailers having more than two (2) axles shall not be parked or stored outdoors on residentially zoned property at any time.
- F. It shall be a prohibited use in all residentially zoned districts to park or store junk, used lumber or metal, or other used building materials, or power-driven construction equipment. Notwithstanding the foregoing, power driven construction equipment may be parked and new construction materials may be stored on site during periods of bona fide construction activity.
- G. Portable On-Demand Storage Units (“PODS”)
 - 1. A portable on-demand storage unit (PODS) may be located on a temporary basis on a residential lot for a period not exceeding 72 hours in duration from time of delivery to time of removal.
 - 2. No more than one PODs storage unit may be located on a zoning lot at one time.
 - 3. A PODS unit may not be located on a specific zoning lot more than two (2) times in any given 30 day period.
 - 4. A PODS unit must be located in the driveway of the property at the furthest accessible point from the street. All locations must be improved off-street surfaces and the PODS unit shall not block vision or sight distances, overhang the public sidewalk or right-of-way, or impact vehicle safety on the street.
 - 5. A PODS unit shall not be considered an accessory structure for purposes of this Ordinance.