CHARTER TOWNSHIP OF GENESEE, GENESEE COUNTY, MICHIGAN

ORDINANCE NO. 624

AN ORDINANCE TO REPEAL AND REPLACE ORDINANCE 480 AND TO AMEND ORDINANCE 603 SECTION 1517 AND TO AMEND ORDIANCE 603 WITH THE ADDITION OF SECTIONS REGULATING REPAIR PARKING, RECREATIONAL VEHICLE PARKING, AND

STORAGE OF MOTOR VEHICLES, CONSTRUCTION EQUIPMENT, ETC. IN RESIDENTIALLY ZONED DISTRICTS AND ADD A DEFINITION TO ORDINANCE 603 AND TO PROVIDE FOR THE ADMINISTRATION THEREOF

THE CHARTER TOWNSHIP OF GENESEE ORDAINS:

SECTION 1 - TITLE

The ordinance codified herein shall be known and may be cited as the ZONING ORDINANCE AMENDMENT September 13, 2022.

SECTION 2 - PURPOSE

The purpose of this section is to promote the public health, safety and welfare of the township's residential neighborhoods by regulating the repairing, parking and storage of motor vehicles, including commercial motor vehicles and construction equipment. This section is meant to maintain an attractive community character and conserve the value of land and buildings in the township. The repairing, parking and storage of motor vehicles and construction equipment shall conform to the following requirements.

SECTION 3 - DEFINITIONS

ARTICLE II of Ordinance 603 is hereby amended by the addition of the following definition:

Inoperable Vehicle: Any motor vehicle from which, for a period of at least forty-eight (48) hours, the engine, wheels or other parts have been removed, or on otherwise so treated that the vehicle is incapable of being driven under its own power. Any motor vehicle that does not have a current license plate or current license tags attached to it shall also be considered an inoperable vehicle. Inoperable motor vehicle does not include a motor vehicle which has been rendered temporarily incapable of being driven under its own motor power in order to perform ordinary service or repair operations, in a proper facility.

SECTION 4 - REPEAL

Ordinance 480, formerly Section 1520, Article XV, is hereby repealed in its entirety.

SECTION 5-SECTION 1517, of the Township Zoning Ordinance (Ordinance 603) is hereby amended to read as follows:

Temporary Use of Recreational Vehicles as Dwellings

Travel trailers, motor homes and other similar recreational vehicles designed with sleeping accommodations shall not be occupied for transient or temporary use purposes for a continuous period exceeding fourteen (14} days in any one year (January 1- December 31}. Permits for temporary use are required to be obtained from the Office of the Supervisor who shall issue permits, if appropriate, after consultation with the Zoning Department.

In the case of fire rebuild or other emergency circumstances, a permit from the Supervisor in consultation with the zoning department shall be required for temporary use not exceeding 60 days. Such temporary use may only be permitted for use by the property owner(s) and his/her/its immediate family members. In such an emergency circumstance, the recreational vehicle shall be connected to sanitary sewer facilities and have a fixed connection to electricity, water and gas as required by the zoning administrator. The permit when so issued shall be prominently displayed and it shall contain an expiration date.

# SECTION 6- REPAIR, RESTORATION, MAINTENANCE

The carrying out of repair, restoration and maintenance procedures or projects on vehicles in any residential zoning district, when such work is not confined to the interior of the vehicle, shall be subject to the following limitations:

1. Procedures exceeding forty-eight (48} hours in duration or which require the vehicle to be inoperable in excess of forty-eight (48} hours shall be carried out within an enclosed building.
2. Inoperable vehicles and vehicle parts shall be stored inside an enclosed building.

# SECTION 7 - PARKING OF COMMERCIAL VEHICLES PROHIBITED

Parking of commercial vehicles shall be prohibited in all residentially zones districts A-R, R-1, R-2, R-3 whether on private property or on the street with the exception that where the homeowner/tenant is required as part of the terms and conditions of his/her employment to drive a company vehicle home and the weight of the vehicle does not exceed four tons gross vehicle weight then the off street parking of such a commercial vehicle shall be allowed. No on street parking shall be permitted.

If requested, the homeowners/tenant shall provide proof from his/her employer that the driving home of the commercial vehicle is a condition of employment. No homeowner who is authorized by this ordinance to have a commercial vehicle on his/her residential property shall

allow anyone other than immediate family members who reside at the residence to drive or operate that commercial motor vehicle.

# SECTION 8- PARKING/ STORAGE OF CONSTRUCTION EQUIPMENT AND MACHINERY PROHIBITED

It shall be unlawful for the owner, tenant or lessee of any lot in any residential zoning district to permit the open storage or outdoor parking of semi-tractor trucks and/or semi-trailers, bulldozers, earth carriers, cranes or any other similar construction equipment or machinery, unless parked thereon while in use for approved construction on such lot.

# SECTION 9 - OUTDOOR STORAGE OR PARKING OF RECREATIONAL VEHICLES

The outdoor storage or parking of recreational vehicles (airplanes, antique or racing automobile, boats, floats, rafts, trailers, camping or travel trailers, motorized homes, motorcycles, demountable gravel equipment or the type adaptable to light trucks, and other equipment or vehicles of a similar nature) in residential zoning districts is limited to the conditions listed below:

1. The front yard of any residential district for a period of no greater than seven (7) consecutive days.
2. May be parked or stored in side or rear yards (behind the front building line).
3. Shall be limited to a lot or parcel of land where there is an occupied dwelling unit. The storage or parking of recreational vehicles on vacant land is prohibited.
4. The township may authorize by a permit issued by the Supervisor of the township the parking of a recreational vehicle for a period in excess of seven (7) consecutive days and for the storage of recreational vehicle in other than a side or rear yard where a property owner's lot configuration does not allow access for parking on either side or rear yards of the residence.

# SECTION 10 - SEVERABILITY

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section, or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION 11- REPEAL

Specifically Ordinance 480, and all ordinances or parts of ordinances in conflict herewith are hereby **repealed.**

# SECTION 12 - PUBLICATION & EFFECTIVE DATE

This Ordinance shall be published in a newspaper of general circulation within the Charter Township of Genesee, Genesee County, Michigan, and shall become effective 7 days after publication.

SECTION 13 - INSPECTION

A copy of this Ordinance may be inspected at the Township Clerk's Office at the Genesee Township Hall, 7244 N. Genesee Rd., Genesee, Ml 48437 during regular business hours.

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We hereby certify that the foregoing Ordinance was adopted on the Second Reading by the Township Board of Trustees on October 11, , 2022.

First Reading: September 13, 2022

Second Reading: October 11, 2022

Publication: September 21, 2022

Second Publication: October 19, 2022

