

**PROPOSED ORDINANCE # 504  
ELK RAPIDS ZONING CODE  
CHAPTER 500 – SITE DEVELOPMENT STANDARDS**

The Village of Elk Rapids ordains to amend Chapter 500 SITE DEVELOPMENT STANDARDS §518 STORAGE OF RECREATIONAL VEHICLES AND/OR RECREATIONAL UNITS of the Village of Elk Rapids Zoning Code, for the purpose of detailing the storage of Recreation Vehicles within village limits.

Definition of Storage:

Storage – items not in transit but in long term containment or placement.

**§518 STORAGE OF RECREATIONAL VEHICLES AND/OR RECREATIONAL UNITS.**

A. The storage of recreational vehicles/recreational units shall be allowed on lots in all zoning districts in accordance with the requirements noted below. For the purposes of this section, two-family dwellings are considered a single-family dwelling.

B. The storage of recreational vehicles/recreational units shall be allowed only on a lot used for a dwelling or a lot adjacent to a dwelling. In addition, the vehicle must be owned by the dwelling occupant, operable and properly licensed.

C. The storage of recreational vehicles/recreational units shall be allowed if they are five (5) feet setback from the rear and side yard property line and behind the front plane of the principal structure. A five (5) foot setback from the rear and side yard must be adhered to for emergency vehicle access.

D. The storage of recreational vehicles/recreational units in the driveway or right-of-way (including an alley), at any time, is not allowed.

E. The storage of no more than two (2) recreational vehicles/recreational units shall be allowed outside per single-family dwelling.

F. No outdoor storage or parking of vehicles or trucks over one-ton rated capacity, or similar heavy equipment or construction equipment, shall be permitted in a yard or on a lot located in any residential zoning district, other than for the temporary parking of trucks or equipment engaged in construction on the site or being used for pickup or delivery purposes.

**§519 USE OF RECREATIONAL VEHICLES AND/OR RECREATIONAL UNITS.**

A. No more than two (2) habitable recreational vehicle/recreational units may be used for limited lodging purposes on a parcel with a principal building not exceeding three (3) days and must adhere to the following:

1. A Village permit is required through the Village Planning and Zoning Administrator if one habitable recreational vehicle/recreational unit is staying longer than three (3) days, but not to exceed fourteen (14) days
  2. The use of limited lodging of recreational vehicles/recreational units shall be allowed if there is a five (5) foot setback from the rear and side yard property line and behind the front plane of the principal structure. A five (5) foot setback from the rear and side yard must be adhered to for emergency vehicle access.
  3. Use in the right-of-way (including an alley), at any time, is not allowed.
  4. Only when side or rear yard space is not available will recreational vehicles/recreational units be allowed in the front of the house on either a paved or gravel surface. The recreational vehicle/recreational unit shall not extend the driveway length and shall not impeded on a sidewalk or right-of-way.
  5. Recreational vehicles/recreational units may be connected to the principal structure's electric and water, but not the sewer system.
- B. Recreational vehicles/recreational units will be allowed in the driveway for seasonal usage