

TOWNSHIP OF WEBBER

COUNTY OF LAKE, STATE OF MICHIGAN

ORDINANCE NO. 2019319-A

ADOPTED: 3-19-19

EFFECTIVE: THIRTY DAYS AFTER PUBLICATION AFTER ADOPTION

RECREATIONAL CAMPER VEHICLES ORDINANCE

An ordinance to authorize the use of recreational camper vehicles in Webber Township pursuant to PA 246 of 1945, as may be amended; to promote the public health, safety, and general welfare of persons and property within Webber Township; to provide for a permit and application process and provide regulations for the use of recreational camper vehicles in Webber Township; to provide definitions; to provide penalties for violation of this ordinance; to provide for severability and to repeal all ordinances or parts of ordinances in conflict therewith.

THE TOWNSHIP OF WEBBER

LAKE COUNTY, MICHIGAN

ORDAINS:

An Ordinance to regulate the use and storage of recreational camper vehicles within Webber Township, to prohibit the use of certain recreational camper vehicles as permanent living quarters, and to provide for sanctions for violation of this Ordinance.

Section I  
Title

This ordinance shall be known as the Webber Township Recreational Camper Vehicles Ordinance.

Section II  
Purpose

The purpose of this Ordinance is to protect the public health, safety and general welfare of the residents and property within Webber Township by regulating and restricting the use of recreational camper vehicles as permanent living quarters, in accordance with Webber Township ordinances, rules and regulations and/or with Lake County Health Department requirements and regulating the storage of recreational camper vehicles.

Section III  
Definitions

1. Recreational Camper Vehicle: Vehicles used primarily for recreational purposes, including, but not limited to, motor homes, 5<sup>th</sup> wheels, travel trailers (but not mobile homes), campers, and pop-up campers.
2. Lot: For purposes of this Ordinance, lot shall mean the underlying property that a recreational camper vehicle will be located on and/or stored on.

Section IV  
Regulations

Any use of Recreational Camper Vehicles in Webber Township shall be conducted and operated in full compliance with the provisions of this ordinance.

Section V  
Permits

1. **Permit.** Prior to any use of a recreational camper vehicle, an owner shall annually apply for and receive a recreational camper vehicle permit from the Township Zoning Administrator. Such permit shall at all times be displayed on the exterior of the recreational camper vehicle. The permit term shall run from May 1<sup>st</sup> through April 30th of each year.
2. **Exceptions.** A permit is not required for recreational camper vehicles that are located on and/or used on a lot for less than 15 days per month.
3. **Application for Permit.** The application for a recreational camper permit shall be in a form prepared by the Zoning Administrator and shall include:
  - i. A copy of the recreational camper vehicle owner's driver's license;
  - ii. A copy of the vehicle registration for the recreational camper vehicle;
  - iii. Proof of ownership of the lot, including written authorization of the permit applicant to use the lot if the applicant is not the owner of the lot;
  - iv. A legal description of the lot, including subdivision lot numbers and/or a meets and bounds description, a physical address and tax ID number;
  - v. Written authorization by the property owner and/or the lessee allowing Township representatives, including, but not limited to, the Zoning Administrator, access to the lot for inspections, posting of permit and other purposes.
  - vi. Any other information as may be required by the Zoning Administrator.
4. Once a permit is issued by the Zoning Administrator, the Zoning Administrator shall post the permit on the recreational vehicle, clearly visible from the road or other access point.
5. **Permit Fee.** At the time of applying for each permit the applicant shall pay a permit fee as established by the Township Board.
6. **Inspection(s).** Prior to issuing a permit, the Zoning Administrator shall inspect the recreational camper vehicle to determine whether it complies with applicable laws, rules and regulations including provision for the supply of potable water and sanitary waste. Such compliance shall be a condition of issuing the permit.

**Section VI**  
**General Provisions**

1. The recreational camper must be considered roadworthy and in good repair by the Zoning Administrator and in accordance with Michigan state law.
2. Use of all recreational camper vehicles in Webber Township must comply with all the requirements of the Lake County Health Department.
3. **Temporary Living Quarters.** Recreational camper vehicles may not be used as permanent living quarters and may only be used as otherwise described in this ordinance.
4. **Parking of Recreational Camper Vehicles.** Not more than two recreational camper vehicles owned by the occupant of a dwelling may be stored (but not occupied) on the same lot where the owner's dwelling is located. The recreational camper vehicles may be stored in the side or rear yard of the dwelling, but not within any portion of the minimum side yard or the rear yard required for an accessory building on the lot. The recreational camper vehicle may not be stored in the front yard.
5. **Accessory Structures.** No accessory structures, buildings or additions may be erected on a lot where a recreational camper vehicle is located. This includes, but not limited to, roof-overs, storage sheds, garages, pole barns, decks and concrete pads.

6. In order to park, store or occupy a recreational camper vehicle, the lot must be at least 9,000 square feet. Not more than one (1) recreational camper vehicle is permitted on a parcel of at least 9,000 square feet, provided that such parcel is at least 90 feet wide and the required set back requirements of that parcel are satisfied.
7. A maximum of three (3) recreational camper vehicles may be permitted on a minimum of one (1) acre or more provided all setback requirements of that parcel are satisfied.
8. Such other information as the Zoning Administrator may reasonably request.

**Section VII**  
**Sanctions**

Any person, firm, association, partnership, corporation, or governmental entity who violates any of the provisions of this Ordinance or fails to comply with a duly authorized Order issued pursuant to this Ordinance shall be deemed to be responsible for a municipal civil infraction as defined by Michigan Statute which shall be punishable in accordance with the following schedule:

	Minimum Fine	Maximum Fine
1 <sup>st</sup> offense within 3-year period	\$75.00	
2 <sup>nd</sup> offense within 3-year period	\$150.00	\$500.00
3 <sup>rd</sup> offense within 3-year period	\$325.00	\$500.00
4 <sup>th</sup> or more offense within 3-year period	\$500.00	\$500.00

- Determined on the date of commission of the offense(s).

Additionally, the violator shall pay costs which may include all expenses, direct and indirect, which Webber Township has incurred in connection with the municipal civil infraction. In no case, however, shall costs of less than \$10.00 nor more than \$500.00 be ordered. In addition, the Township shall have the right to proceed in any court of competent jurisdiction for the purpose of obtaining an injunction, restraining order, or other appropriate remedy to compel compliance with this Ordinance. Each day that a violation of this Ordinance exists shall constitute a separate violation.

**Section VIII**  
**Severability**

The provisions of this Ordinance are hereby declared to be severable. If any clause, sentence, paragraph, section or subsection is declared void or inoperable for any reason, it shall not affect any other part or portion thereof.

**Section IX**  
**Savings Clause**

Existing cases on any provision of an ordinance which is repealed by this Ordinance are retained.

Section X  
Effective Date and Repeal

This Ordinance shall take effect thirty days after the date of publication of a summary thereof, after adoption. Conflicting Ordinances and Ordinance provisions, more specifically, Section 3.25 of the Township Zoning Ordinance, are hereby repealed.

Dated: 3-19-19

Yea: 5

Nay: 0

Roll vote: Pat (Y), Dan (Y), Fred (Y), Kathryn (Y), Ernie (Y) Call

Pat Williams [Signature]

Dan Cousar [Signature]

Fred Warren [Signature]

Kathryn Young [Signature]

Ernie Wogatzke [Signature]

[Signature]  
Kathryn Young, Township Clerk  
Webber Township