

Keweenaw County
Planning Commission
Proposed Amendments to the
Zoning Ordinance

Public Hearing Held May 6, 2024 at 5pm

Keweenaw County Courthouse

5095 4th Street, Eagle River, MI 49950

Update Section 7.13 Recreational Vehicles

Current Ordinance Text (2019)

Section 7.13 Recreational Vehicles

See Section 2.3 for the definition of a recreational vehicle.

Except for recreational vehicles in bonafide campgrounds the following shall apply;

All recreational vehicles must obtain an approved Recreational Vehicle Permit, adhere to all the required setbacks and comply with all Health Department requirements regarding safe handling of potable water and sewage.

In Residential Districts, only one recreational vehicle is allowed on any parcel. A recreational vehicle is not allowed to occupy any parcel for more than ninety (90) days in a calendar year without an "Intent to Build" permit.

On parcels two (2) acres or larger a recreational vehicle may remain longer than ninety (90) days with a valid Special Use Permit. (See Section 10.12.28)

In Agriculture, Extraction, and Timber Resource Districts, only one (1) recreational vehicle is allowed to occupy parcels up to five (5) acres in size, no more than two (2) recreational vehicles are allowed to occupy parcels larger than five (5) acres.

On Parcels over ten (10) acres or larger in Residential, Agriculture, Extraction and Timber Resource Districts, a recreational vehicle may remain without a special use permit.

Proposed Ordinance Amendment

Section 7.13 Recreational Vehicles

See Section 2.3 for the definition of a recreational vehicle.

Except for recreational vehicles in bonafide campgrounds the following shall apply;

All recreational vehicles must ~~obtain an approved Recreational Vehicle Permit,~~ adhere to all the required setbacks and comply with all Health Department requirements regarding safe handling of potable water and sewage.

In Residential Districts, only one recreational vehicle is allowed on any parcel. ~~No recreational vehicle shall be placed as a rental unit on any lot under five (5) acres.~~ A recreational vehicle is not allowed to occupy any parcel for more than ninety (90) days in a calendar year without ~~an approved building permit for a principal structure "Intent to Build" permit.~~ Upon issuance of an approved building permit, the recreational vehicle may serve as a temporary dwelling (See Sections 7.14 and 18.9).

On parcels two (2) acres or larger a recreational vehicle may remain longer than ninety (90) days ~~with a valid Special Use Permit.~~ (See Section 10.12.28).

~~**In Agriculture, Extraction, and Timber Resource Districts**, only one (1) recreational vehicle is allowed to occupy parcels up to five (5) acres in size, no more than two (2) recreational vehicles are allowed to occupy parcels larger than five (5) acres.~~

On Parcels over ten (10) acres or larger in Residential, Agriculture, Extraction and Timber Resource Districts, a recreational vehicle may remain without a special use permit.

Update Section 7.13 Recreational Vehicles (continued)

Current Ordinance Text (2019)

- Intent to Build:** The Zoning Administrator may issue an “Intent to Build” Permit to a parcel owner who requests to use a recreational vehicle for temporary dwelling purposes, subject to conformance with the following standards:
1. The purpose of the temporary housing is to provide on-site housing for residents of a lot while a new dwelling is being constructed.
 2. The permit is for a period not longer than one (1) year based on evidence presented by the applicant that he/she has a construction plan including WUPDHD approved well, sewage and utilities. The construction plan shall include the foundation and complete building framing within a specified period of time. The permit is valid for one year and may be extended by the Zoning Administrator when the following conditions are met:
 - a) A good faith effort has been shown;
 - b) The time extension is reasonably necessary considering the practical difficulties associated with actual construction;
 - c) Occupancy of the structure being rebuilt is reasonably possible within the time extension;
 - d) Granting of the time extension to the applicant and other similarly situated parties will not prohibit enforcement of any provisions of this Ordinance, unduly overburden administration and enforcement resources, or adversely affect general health, welfare and safety of adjacent properties or the general community.
 3. The lot or parcel is located in any residential district;
 4. The performance guarantee pursuant to Section 18.13 is collected and said RV is removed or placed in storage within fifteen (15) days after an occupancy permit is issued.
 5. The following additional approvals are obtained:
 - a) Any applicable permits from the building inspector;
 - b) Approval of septic system and well from the District Health Department;
 - c) A driveway permit from the County Road Commission or Michigan Department of Transportation, as applicable.

Proposed Ordinance Amendment

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- ~~1. The purpose of the temporary housing is to provide on-site housing for residents of a lot while a new dwelling is being constructed.~~
 - ~~2. The permit is for a period not longer than one (1) year based on evidence presented by the applicant that he/she has a construction plan including WUPDHD approved well, sewage and utilities. The construction plan shall include the foundation and complete building framing within a specified period of time. The permit is valid for one year and may be extended by the Zoning Administrator when the following conditions are met:~~—————~~
 - ~~a) A good faith effort has been shown;~~
 - ~~b) The time extension is reasonably necessary considering the practical difficulties associated with actual construction;~~
 - ~~c) Occupancy of the structure being rebuilt is reasonably possible within the time extension;~~
 - ~~d) Granting of the time extension to the applicant and other similarly situated parties will not prohibit enforcement of any provisions of this Ordinance, unduly overburden administration and enforcement resources, or adversely affect general health, welfare and safety of adjacent properties or the general community.~~~~
 - ~~3. The lot or parcel is located in any residential district;~~
 - ~~4. The performance guarantee pursuant to Section 18.13 is collected and said RV is removed or placed in storage within fifteen (15) days after an occupancy permit is issued.~~
 - ~~5. The following additional approvals are obtained:~~—————~~
 - ~~a) Any applicable permits from the building inspector;~~
 - ~~b) Approval of septic system and well from the District Health Department;~~
 - ~~c) A driveway permit from the County Road Commission or Michigan Department of Transportation, as applicable.~~~~

Update Section 7.13 Seasonal Buildings and Structures

Current Ordinance Text (2019)

Section 7.14 SEASONAL BUILDINGS AND STRUCTURES

7.14.1 **General:** Seasonal buildings and structures are permanent structures that are specifically designed for seasonal or short term use. They are not intended for year around occupancy, however, seasonal dwellings must meet the requirements of a dwelling unit. They are permitted in the following districts with the conditions given.

Yurts: A yurt may be a permanent structure if it meets the design requirement to carry a Keweenaw County snow load and all other building code requirements. A yurt used as a seasonal single family dwelling must be constructed to all the manufacturer's requirements and meet all sanitary code requirements for septic and water at the time it is erected.

- A. In the "RR" district it must be on a minimum one (1) acre parcel.
- B. In any zoning district, if it is within 300 feet of a dwelling located on an adjacent parcel, a landscape buffer shall be required in accordance with section 15.4.

Proposed Ordinance Amendment

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Yurts: A yurt may be a permanent structure if it meets the design requirement to carry a Keweenaw County snow load and all other building code requirements. A yurt used as a seasonal single family dwelling must be constructed to all the manufacturer's requirements and meet all sanitary code requirements for septic and water at the time it is erected.

- A. In ~~the "RR"~~ **all residential** districts it must be on a minimum ~~one (1)~~ **five (5)** acre parcel **with a 150-foot minimum setback from all lot lines.**
- B. In any zoning district, if it is within 300 feet of a dwelling located on an adjacent parcel, a landscape buffer shall be required in accordance with section 15.4.