

**MANCHESTER TOWNSHIP
ORDINANCE NO. 91**

AN ORDINANCE TO AMEND THE MANCHESTER TOWNSHIP ZONING ORDINANCE TO REGULATE CAMPGROUNDS BY AMENDING SECTION 2.03 "DEFINITIONS", ARTICLE 5.0 "AR – RURAL AGRICULTURAL DISTRICT", SECTION 5.03 "CONDITIONAL USES", AND ARTICLE 16.0 "SUPPLEMENTAL REGULATIONS AND STANDARDS", SECTION 16.17 "STORAGE OF RECREATIONAL EQUIPMENT", AND BY ADDING SECTION 16.27 "CAMPGROUNDS" TO ARTICLE 16.0 "SUPPLEMENTARY REGULATIONS AND STANDARDS".

MANCHESTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ORDAINS:

Section 1: Amendments, additions, and deletions to the Manchester Township Zoning Ordinance.

That the Manchester Township Zoning Ordinance, Article 2.0, "Definitions", Section 2.03 "Definitions", is hereby amended to add definitions for Campgrounds to read as follows:

Campgrounds: Any part or tract of land under control of any person wherein campsites and/or group camping areas are offered for the use of the public or members of an organization, either free of charge or for a fee, for the establishment of temporary living quarters for tents, camping cabins, and/or other recreational units. The following definitions apply to campgrounds:

Camping Cabin: A structure that is a hard-sided tent or shelter, that is less than 400 sq. ft. in area, that is on skids designed to facilitate relocation from time to time, and that does not have a direct connection to a source of water.

Campsite: The space or land area designated for each recreational vehicle, camping cabin, or tent in a campground.

Group Camping Area: An area of a campground dedicated for group camping in tents.

Recreational Unit: See Recreational Vehicle

Tent: A collapsible shelter of canvas or other fabric stretched and sustained by poles and used for camping outdoors.

That the Manchester Township Zoning Ordinance, Article 2.0, "Definitions", Section 2.03 "Definitions", definition for "Recreational Vehicle" is hereby amended to read as follows:

Recreational Vehicle: A new or used vehicle that has its own motive power or is towed by a motor vehicle; primarily designed for recreational, camping, or travel use. Recreational Vehicles: shall include the following:

- A. **Travel Trailer:** A vehicular portable structure, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a vehicle, primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use.
- B. **Pickup Camper:** A portable structure designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreational, camping, or travel use. Pickup campers include the following:
 - 1. **Slide-in Camper:** A portable structure designed to be loaded onto and unloaded from the bed of a pickup truck, constructed to provide temporary living quarters for recreational, camping, or travel use.
 - 2. **Chassis-mount Camper:** A portable structure designed to be affixed to a truck chassis, and constructed to provide temporary living quarters for recreational, camping, or travel use.
- C. **Motor Home:** A vehicular structure built on a self-propelled motor vehicle chassis, primarily designed to provide temporary living quarters for recreational, camping, or travel use.
- D. **Folding Tent Trailer:** A vehicular portable structure mounted on wheels and constructed with collapsible partial sidewalls of fabric, plastic, or other pliable material which folds for towing by another vehicle and unfold to provide temporary living quarters for recreational, camping, or travel use.
- E. **Boats and Boat Trailers:** "Boats" and "boat trailers" shall include boats, floats, rafts, canoes, plus the normal equipment to transport them on the highway.
- F. **Other Recreational Equipment:** Other recreational equipment includes snowmobiles, all-terrain or special terrain vehicles, utility trailers, plus the normal equipment to transport them on the highway.

That the Manchester Township Zoning Ordinance, Article 5.0, "AR – Rural Agricultural District", Section 5.03 "Conditional Uses" is hereby amended by adding a new Subsection C and then re-lettering the remainder of the Section so that the Section reads as follows:

SECTION 5.03 – CONDITIONAL USES

- A. The removal of soil, sand, gravel and other materials. (See also Manchester Township Mineral Extraction Ordinance.)
- B. Public and private park, playground, camp ground, golf course, golf driving range, country club, archery and gun range, commercial hayrides, and, public botanical garden.
- C. Campground, subject to Section 16.27.

- D. The raising and keeping of Class IV animals, subject to Section 16.26 herein. Animals that are deemed hazardous to human health are prohibited.
- E. Commercial hunting enterprise which comprises the principal land use activity of the parcel where the primary purpose of the land use activity is to provide hunting activities for commercial gain.
- F. Public Stable defined as a stable for the keeping, breeding, boarding, selling, training, or renting of domestic animals other than cats and dogs. Activities comprising a public stable are designed as commercial and are directed toward remuneration, hire, or sale.
- G. Riding Academy which normally rents saddle horses, teaches the art of riding, and holds activities generally within an arena. Such facility may or may not incorporate buildings in its normal operation. A riding academy, which is designed as a commercial enterprise, constitutes a principal activity on a site, and whose nature is for commercial gain shall constitute a conditional use under the regulations of this ordinance.
- H. Community and governmental buildings.
- I. Country-club house, swimming pool, bath house and the sale of food, beverages and recreation equipment which is incidental and accessory to an aforementioned recreation use.
- J. Airport and private landing strip
- K. Landscape nurseries, greenhouses and landscaping businesses with retail facilities may be permitted where the business has direct access to paved roads, where the nature of the business will not negatively impact adjacent residential uses, and provided the business is in conformance with ARTICLE 16.0, Supplementary Regulations and Standards, SECTION 16.02, Performance Standards. Landscaping businesses may include operations necessary to install and maintain plant materials off-site, including storage of trucks for transportation of plants, soils, and other landscaping materials; equipment such as trucks not exceeding twelve (12) yards capacity, flatbed trailer only for hauling small equipment and necessary landscape products, and other necessary equipment such as tractors, skid loaders and small front end loaders; and tree moving equipment.

In addition, a landscaping/nursery operation may include other decorative man-made materials, such as wood chips, crushed stone, boulders, or mulch. Structural features such as fountains, garden pools, statues, and benches shall also be considered part of a landscaping operation, but only if provided in combination with live plant material. Artificial plant materials shall not be counted toward meeting the requirements for landscaping.

1) The following setback requirements shall apply to any landscape nurseries and landscaping businesses in an AR District

a) Lot Area - Not less than ten (10) acres in area.

b) Lot Width - Not less than three hundred (300) feet in width.

c) Front Yard Setback - Eighty-five (85) feet.

d) Side Yard Setback - Least width of either yards shall not be less than fifty (50) feet, except in the case of a corner lot, where the side yard on the road or street side shall not be less than sixty (60) feet.

e) Rear Yard Setback - Not less than fifty (50) feet.

2) A permanent vegetative buffer, minimum width of twenty (20) feet, shall be established around the periphery of the landscaping operation. Such vegetative buffer shall be completed before the date of issuance of a certificate of occupancy and shall thereafter be maintained with permanent plant materials. See SECTION 16.07 - Greenbelt Buffer for planting materials.

- L.** Sanitary land fill site.
- M.** Public and private nursery schools, family day care.
- N.** A foster care group home.
- O.** A church, synagogue, cathedral mosque, temple or other building used for public worship, or a cemetery.
- P.** Veterinarian animal clinic, limited use and commercial kennels. Limited use and commercial kennels are subject to the standards of Section 16.11.
- Q.** A public utility structure, radio and TV broadcast and receiving towers, commercial communication towers.
- R.** Temporary occupancy of a mobile home, subject to the regulations specified in SECTION 3.19, herein.
- S.** Sawmills.
- T.** Bed and Breakfast operation.
- U.** Home occupation.
- V.** Agricultural supplier and implement dealer.
- W.** Transmission lines and structures, not including buildings, of essential services, where located in right-of-ways not a part of public or utility right-of-ways existing at the time of adoption of this ordinance.
- X.** Public or quasi-public utilities or municipal departments or Township-certified companies providing underground, surface or overhead services, which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general health, safety, and welfare of the public. Public services shall not include storage

yards, sales or business offices, or commercial buildings or activities. No storage of materials, equipment, vehicles, or supplies shall be located on the premises and no personnel shall be quartered or employed on the premises. Any structure(s) shall be designed, erected, and landscaped in such manner as to conform to the character of the surrounding area and this district.

- Y. Housing for agricultural workers.
- Z. Reserved.
- AA. Concrete and asphalt plants subject to Section 16.21 herein.
- BB. Community wastewater utility systems subject to the provisions of Section 16.22 herein.

That the Manchester Township Zoning Ordinance, Article 16.0, "Supplementary Regulations and Standards", Section 16.17 "Storage of Recreational Equipment" is hereby amended to read as follows:

SECTION 16.17 – STORAGE OF RECREATIONAL EQUIPMENT

Except as permitted by Section 16.27, campgrounds, recreation vehicles, including but not limited to boats and boat trailers, snowmobiles, trail cycles, all-terrain vehicles, and similar equipment, and trailers, cases, and boxes used for transporting recreational equipment, whether occupied by such equipment or not, shall not be parked or stored in front of the front building line or any vacant lot in a residential district, provided, however, that such equipment may be parked anywhere in a driveway or parking area on residential premises for a period not to exceed seventy-two (72) hours during loading or unloading. Such equipment shall not be used for living, sleeping, or housekeeping purposes when parked or stored in any location not approved for such use. Storage of such equipment, when permitted in a commercial district as a principal use of a lot, shall be located behind all required lot lines with all required yards to be landscaped and properly and regularly maintained. The storage area shall have a gravel or paved surface, treated regularly to prevent erosion and blowing of dust. The storage area shall be fenced for security purposes, by at least a six (6) foot high cyclone-type fence.

That the Manchester Township Zoning Ordinance, Article 16.0, "Supplementary Regulations and Standards", is hereby amended by adding a new Section 16.27 "Campgrounds" to read as follows:

SECTION 16.27 – CAMPGROUNDS

Campgrounds shall conform to the following requirements.

- A. **Minimum Lot Area:** Minimum net lot area for campgrounds shall be ten (10) acres. For the purpose of this subsection, net acreage calculations shall exclude road rights-of-way, lakes, and other unbuildable areas of a property.

- B. **Minimum Lot Width:** Minimum lot width for campgrounds shall be two-hundred (200) feet.
- C. **Seasonal Occupancy:** No campground shall be open for more than eight (8) months per year, except as permitted by subsection S, off-season storage. This standard shall not apply to management offices or the permitted single-family residence on the property.
- D. **Access:** Campground properties shall have direct frontage on, and direct vehicle access to, a public road. Campsites and group camping areas shall have direct frontage upon an internal drive which connects to a public road.
- E. **Campsite Size:** Campsites shall be occupied by no more than one (1) recreational unit, with the exception of boats and boat trailers and other recreational equipment, as defined within this Zoning Ordinance, of which more than one (1) may be permitted. There is no limit on the number of permitted tents within a campsite; however, no more than eight (8) persons may occupy one (1) campsite. Campsites shall contain a minimum of fifteen (15) feet of frontage on the access drive and shall be no less than 1,200 square feet in area.
- F. **Group Camping Area Size:** Minimum group camping area size shall be based upon the number of persons permitted within the area; A group camping area shall contain a minimum of 1,200 sq. ft. for the first eight persons permitted and then shall require an additional minimum 1,200 sq. ft. for each additional eight persons or fractions thereof.
- G. **Density.** Campgrounds shall contain a total of no more than 7.5 campsites per net acre. There are no density restrictions for group camping areas, with the exception of minimum size requirements contained in subsection F above. For the purpose of this subsection, net acreage calculations shall exclude road rights-of-way, lakes, and other unbuildable areas of the property.
- H. **Setbacks.** Structures and areas designated for camping or camping amenities, including permanent accessory structures and uses, campsites, group camping areas, and parking areas shall be located a minimum of seventy-five (75) feet from any public or private street right-of-way line and from any exterior property line.
- I. **Greenbelts and Screening.** A twenty (20) ft.-wide greenbelt shall be required along all property lines that abut public or private road rights-of-way and residentially or agriculturally-zoned or used land in accordance with Section 16.07. An opaque privacy fence or wall, vegetative screen, earthen berm, hedge, or combination thereof, at least six (6) feet in height shall screen the developed portion of the campground from adjacent residentially or agriculturally-zoned or used land, excluding any vehicular access points, as approved by the Planning Commission. The Planning Commission may reduce or waive screening and fencing requirements where it is demonstrated that alternate screening methods can be achieved, such as screening through topography or existing natural features.
- J. **Required Open Space.** Campgrounds shall provide a minimum of 10% of the property's net acreage as common recreational/open space. Required open space excludes any required landscape buffer areas, lakes, offices, bathrooms, laundry facilities, guest parking areas, or other structure.

- K. **Parking.** Parking shall be provided at a rate of 1.5 spaces per each campsite within the campground and 1.5 spaces for each eight (8) persons permitted within a group camping area. Parking spaces shall be either on the campsite or in a separate parking area. In addition, parking for accessory commercial or service uses shall be provided with a minimum one (1) space per two-hundred (200) sq. ft. of gross floor area, with one (1) barrier-free space per twenty-five (25) required spaces. Numerical parking requirements for accessory uses may be waived or modified by the Planning Commission upon demonstration by the applicant that a reduced number of parking spaces will adequately satisfy parking demand.
- L. **Accessory Uses.** Active recreational facilities (such as swimming pools or miniature golf), toilets, showers, laundry facilities, camp stores, and other uses and structures customarily incidental to the operation of a campground are permitted as accessory uses within the campground, provided that:
1. Such establishments shall be restricted in their use to occupants of the campground.
 2. Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the campground.
 3. Accessory uses shall cease operation when the campground is closed for the season. In the case that a campground closes permanently, all accessory uses shall cease operation.
- M. **Camping Cabins.** Camping cabins, as defined within this Zoning Ordinance, shall be permitted within campgrounds. Building permits shall be obtained for all camping cabins over 200 sq. ft. in size.
- N. **Water and Waste Facilities.** Campgrounds shall offer access to a fresh water supply and wastewater systems/privies in accordance with the State of Michigan campground regulations, Public Health Code 368 of 1978, as amended.
- Campgrounds that provide access to water under pressure at a service building or at each site shall connect to a public water supply when available within one-hundred fifty (150) feet of the campground property lines. Campgrounds that provide access to flush toilets at a service building or at each site shall connect to a public sanitary waste system when available within five hundred (500) feet of the campground property lines. Where possible, the applicant/developer shall explore the option of water and/or sewer extension with the Village of Manchester.
- O. **Management and Single-Family Residence.** The campground owner shall post a notice indicating where the campground manager can be contacted when the manager is not on duty. The manager or person in charge shall be available when the campground is occupied. The manager shall post a notice, or provide campers with information at check-in, which indicates the location of the nearest available phone and which lists the locations and telephone numbers for police, fire, and medical assistance. One (1) single-family dwelling may be permitted on the campground property for the exclusive use of the campground owner or manager.

- P. **State Regulations.** The operator of a campground with five (5) or more campsites shall be required to obtain a campground license from the State of Michigan and shall keep the entire property in full conformance with such license at all times, in accordance with the State of Michigan campground regulations, Public Health Code 368 of 1978, as amended.
- Q. **Recreational Unit Sales Display Prohibited.** Recreational units shall not be displayed for sale within a campground. However, a listing of recreational units for sale may be posted at the management office or at another suitable location.
- R. **Recreational Unit Repair Prohibited.** The testing, repair (other than minor repairs) or tuning of recreational units shall be prohibited within a campground.
- S. **Off-Season Storage.** Off-season storage of recreational units may be permitted. However, campgrounds shall not accept new recreational units for storage during off-season months.
- T. **Abandonment and Decommissioning.** The Applicant shall prepare a Decommissioning Plan and submit it to the planning commission for review and approval prior to issuance of the Conditional Use Permit. Under this plan, all structures, concrete, piping, facilities, and other project related materials above grade and any structures below-grade shall be removed offsite for disposal. Any campground approved under this section that is not operated for a continuous period of twelve (12) months shall be considered abandoned and shall be removed under the Decommissioning Plan. The ground must be restored to its original topography within three hundred sixty-five (365) days of abandonment or decommissioning.

Section 2: Severability.

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 3: Saving Clause

The Manchester Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Section 4. Effective Date

The ordinance changes shall take effect seven days after the publication of the notice of adoption unless petition procedures are initiated under MCL 125.3402. If petition procedures are initiated, the ordinance shall take effect in accordance with MCL 125.3402.

Gene DeRossett

Gene DeRossett, Township Supervisor

Danell Proctor

Danell Proctor, Township Clerk

I, Danell Proctor, Clerk for Manchester Township, hereby certify that the foregoing is a true and correct copy of Ordinance No. 91 of Manchester Township, adopted by resolution at a meeting of the Township Board of Trustees held on Tuesday, September 11, 2018, the whole thereof is now in my custody, and that copies of the ordinance were transmitted and published as directed.

Danell Proctor

Danell Proctor, Township Clerk

A copy of the complete ordinance text may be inspected or purchased at the Manchester Township Hall, 275 South Macomb. Manchester, Michigan 48158. The office hours are 8:30 a.m. until noon Monday, Tuesday, Wednesday and Friday.

Adopted: September 11, 2018

Published: September 19, 2018

Effective: September 11, 2018, subject to PA 110 of 2006 as amended.