

CHIPPEWA TOWNSHIP
ORDINANCE NO. 2024-15

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO
REGULATE CAMPGROUNDS.**

THIS ORDINANCE AMENDMENT WAS RECOMMENDED TO THE TOWNSHIP BOARD BY THE PLANNING COMMISSION AND ADOPTED BY THE CHIPPEWA TOWNSHIP BOARD ON October 7, 2024

PREAMBLE

It is hereby determined by the Chippewa Township Board that good and reasonable cause exists to amend the Chippewa Township Zoning Ordinance to campgrounds in order to preserve and protect the public health, safety, and welfare in the Township.

THE TOWNSHIP OF CHIPPEWA, COUNTY OF ISABELLA, STATE OF MICHIGAN,
HEREBY ORDAINS:

Section 1. Addition of definitions to Section 3.01 of the Zoning Ordinance

The following definitions are added to Section 3.01 of the Zoning Ordinance, consistent with the existing ordering of definitions in that section:

Campground: A parcel or tract of land under the control or charge of a person or entity in which campsites 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 including but not limited to two or more tents or recreational vehicles. May be considered a Recreational Vehicle Park.

Campsite: Land within a campground intended for the exclusive occupancy by a tent or recreational vehicle or other temporary living structure or vehicle under the control or charge of a camper.

Outdoor Recreational Facilities: Outdoor recreational facilities shall include campgrounds, nature centers, riding stables, wildlife sanctuaries, conservation clubs, hunting clubs and gun clubs.

Recreational Vehicles: A vehicular transportable structure mounted on wheels that is self-propelled or towed by a motor vehicle and which is designed to provide temporary living quarters for recreational camping or travel use. This definition includes, but is not limited to, portable structures commonly known as: motor homes, travel trailers, travel homes, fold-down campers, truck mounted campers, converted buses and fifth wheels.

Recreational Vehicle Park: All lands and structures which are owned and/or operated by private individuals, a business or corporation which is predominantly intended to accommodate the use of recreational vehicles and may provide for outdoor recreational activities. May be considered a Campground.

Tent: Tents as used in this Ordinance shall mean a collapsible shelter of canvas or other fabric stretched and sustained by poles or ropes and used for camping outdoors.

Section 2. Deletion of definitions to Section 3.01 of the Zoning Ordinance

The following definitions are deleted from Section 3.01 of the Zoning Ordinance:

Campground: A tract of land where recreational units are accommodated and water flush toilets and water under pressure are available at a service building or a water outlet and sewer connections are available at each site.

Section 3. Amendment of Section 10.03 of the Zoning Ordinance

The existing Section 10.03 of the Zoning Ordinance is amended to add the following special use, at the end of the list of special land uses:

Public and/or Private Campgrounds and Resorts.

Section 4. Addition of a new Section 10.05 to the Zoning Ordinance

New Section 10.05 is added to the Zoning Ordinance and reads as follows:

Section 10.05 Campgrounds

Campgrounds shall comply with the provisions of Part 125 of Article 12 of Public Act 368 of 1978, as amended, and with the following additional requirements:

- A. No campground shall be permitted without direct access to a public or approved private roadway. The minimum lot frontage width shall not be less than 100 feet. No entrances or exits shall be through a Residential District.
- B. The minimum lot area per campground shall be 20 acres or an aliquot part equal to a nominal 20 acres.
- C. The maximum density of campsites within the campground shall not exceed 3 sites per acre.
- D. Campsites in a campground may be rented by no less than a day. Rentals may be by the day, week, month or year. No campsite shall be sold.
- E. No campsite shall be occupied as a permanent or principal residence. No campsite may be occupied for more than 210 days in a calendar year.
- F. Front, side and rear setbacks shall be no less than 150 feet from all property lines for all campsites, accessory structures and internal traffic patterns.
- G. Screening of setbacks shall be living plant materials at a density great enough to obscure the view of neighboring properties. Screening shall be of sufficient size at installation to assure immediate and effective screening. Screening may be a

- combination of native plants and planted materials. Density shall be considered from ground level to a minimum of 6 feet above the average level of the adjacent grade.
- H. Accessory structures, typical for the operation of a campground shall be allowed and shall be internal to the campground and centrally located. Accessory structures shall not exceed 10 percent of the campground area.
 - I. Accessory structures and their uses are limited to those occupants of the campground and their guests.
 - J. Hours of operation. Although a campground may function 24 hours per day, 7 days per week, 12 months of the year, there shall be enforced quiet hours. Quiet hours shall be from no later than 11:00 PM to no earlier than 7:00 AM. During the remainder of the hours of operation, the campground will enforce reasonable noise limits as not to create a nuisance to the surrounding properties.
 - K. External lighting shall be directed away from neighboring properties. All lighting shall be shielded. No lighting shall be placed within the setback areas, except at entrances and exits.
 - L. Storage of recreational vehicle shall be permitted within screened areas. Storage of recreational vehicles is allowed on campsites.

Section 5. Validity and Severability

If any portion of this Amending Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Amending Ordinance or the overall Ordinance.

Section 6. Repealer

Any and all ordinances inconsistent with the provisions of this Amending Ordinance are repealed to the extent necessary to give this Amending Ordinance full force and effect.

Section 7: Effective Date

This Ordinance takes effect seven days after publication as required by the Michigan Zoning Enabling Act (PA 110 of 2006, as amended).

The motion was made by Frances Ash and supported by Gail Huber

The motion carried with the following roll call vote—Yeas: Wetherbee, Huber, Smith, Ash, and Nays: None. Absent: VanderKolk

STATE OF MICHIGAN, COUNTY OF Isabella, TOWNSHIP OF Chippewa

I do hereby certify that the above amendment of the Chippewa Township Zoning Ordinance is a true and correct copy of the Ordinance adopted by the Chippewa Township Board present on October 7, 2024.

Frances B. Ash,
Chippewa Township Clerk