

**Issues relating to portions of Zoning Ordinance section 4.33
(Recreational Vehicle Use)**

October 15, 2008

Introduction. Recreational Vehicle [RV] use is addressed in Article 4.33 of the Golden Township Zoning Ordinance. Questions have arisen regarding Paragraph 3 of that article. At one extreme are those who believe that there should be no restriction to their use, and the other extreme is that they should not be permitted under any circumstances.

Prior to July 8, 2008, Paragraph 3 of 4.33 stated

Except as provided above, recreational vehicles shall not be moved upon any property that does not have a legal primary use including but not limited to a dwelling.

A perceived problem was that there were many instances of property owners having large numbers of Recreational Vehicles on small lots throughout most of the summer. This raised questions about sanitation, detrimental township image, and potentially decreased property values.

This was discussed at length at the Planning Commission meeting on June 24, 2008. A change in the wording was proposed:

Except as provided in paragraphs 1 and 2 above in Section 4.33, recreational vehicles shall not be moved upon any property that does not have a legal primary use including but not limited to a dwelling; provided, however in RR and R1 RV's shall be limited to one (1) per parcel on parcels up to and including 5,000 sq. ft., two (2) per parcel on parcels 5,001 sq. ft. up to and including 12,000 sq. ft., three (3) per parcel on parcels from 12,001 sq. ft. up to and including 1 acre, and four (4) per parcel of more than 1 acre. Such RV's shall be in place no more than seven (7) consecutive days with a maximum of thirty (30) days per year

The new wording was approved by the Planning Commission on July 2, and approved by the Township Board on July 8. The Board then directed the Planning Commission "...to approve requesting the Planning Commission reevaluate the definition of legal primary use as used in paragraph 3, Section 4.33."

Because of several comments, the Planning Commission, at its September 30 meeting, decided to reevaluate all of Paragraph 3.

Questions.

1. Should there be any restrictions on tent and recreation vehicle use in residential areas of Golden Township?
2. If the answer to Question 1 is Yes, are there any circumstances under which tents or RVs should be allowed in a residential area?
3. If the answer to Question 2 is Yes,
 - a. Should a legal primary use of the property be required?
 - b. Should the restrictions be based on parcel area? Should those be different from the above?
 - c. Should the restrictions be limited by time? Should those be different from

the above?

- d. Should there be a permit process?
- e. Should enforcement and penalties be defined?

The Township welcomes comments. Please consider addressing the above issues, and providing supporting arguments. Send comments to info@goldentownship.org, or

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If you wish to be added to the email list for the Township, send your email address to info@goldentownship.org