

Hamilton Township – Clare County
Harrison Michigan 48625

Adopted: April 1 , 2010

Effective: May 21, 2010

Ordinance for the Control and Regulation of Campers

An ordinance to provide for the regulation and control of Campers in all Zoning Districts situated in the Township of Hamilton, Clare County, Michigan pursuant to MCLA 41.181, et sea: the purpose of the Ordinance being to protect the Health, Safety, and General Welfare of persons and property in the Township of Hamilton; and, to provide penalties for the violation thereof; except, that nothing in the Ordinance shall be deemed to conflict with the laws of the State of Michigan which supersedes Township Ordinances.

The Township Board of Trustees of the Township of Hamilton, Clare County, Michigan, ordains:

A) Definition: Built lot is one on which there is a permanent residence.

SECTION I TITLE

This Ordinance shall be known as the Township of Hamilton Ordinance for the Regulation and Control of Campers.

SECTION II: PURPOSE

The purpose of this Ordinance shall be to protect the people and property of persons, and of property owners, of the Township of Hamilton, in regards to their health, safety and general welfare, and to Regulate and Control the placement and use of Campers.

SECTION III: CAMPERS

Campers, as hereinafter defined, shall be allowed in all. zoning districts, subject to the conditions set forth, herein:

- A. Campers are all dwellings of less than 500 square feet of living space, which may reasonably and normally be used for temporary occupancy by people, including (but not limited to) – travel trailers, trailers, motor homes, fifth wheel trailers, tent campers, pop-up campers, pickup campers, and other items of similar manufacture or use, whether or not, normally licensed for transportation purposes by the State of Michigan;
- B. In no case, may any Camper be placed in the Township of Hamilton for the purpose of permanent occupancy, nor may it be used as a permanent residence;
- C. No Camper shall be parked or stored within twenty-five (25) feet of any lake,

stream, river, or other waterway in the Township of Hamilton;

- D. The site placement of all Campers shall conform to normal "set-back" standards (as defined in the Township of Hamilton Zoning Ordinance) for the parking or storage of any Camper, placed within any given Zoning District, with regard to roads, streets, alleys, and right-of-ways;
- E. No Camper shall be permanently connected or hooked-up to a water supply, electrical supply, telephone system, septic system, natural gas supply, nor permanently attached to a foundation, except that in a properly zoned campground or campground condominium, as permitted pursuant to the laws of the State of Michigan;
- F. No skirting, permanent tie-downs, or attachments to permanent buildings shall be allowed in regards to any Camper, except that skirting and tie-downs may be allowed in a properly zoned campground or campground condominium, as permitted pursuant to the laws of the State of Michigan;
- G. No "gray water" or sewage shall be drained or dumped from any Camper, except into such collection vehicles, or septic disposal systems as may be approved by the Clare County Department of Health;
- H. All Campers shall maintain and display a current license/registration plate, if such license is normally required for routine transportation purposes or movement along the roads and highways of the State of Michigan;
- I. One unoccupied camper may be stored on a built lot, no more than two (2) may be stored on five (5) or more acres without the necessity of obtaining a permit under this ordinance;
- J. A property owner, occupant, or possessor of a built lot shall be entitled to (a) camping permit(s) for the use of campers on said built lot according to the following schedule:
 - (1) One fifteen (15) consecutive days camping permit per calendar year.
 - (2) Not more than three (3) four-day camping permits per calendar year
 - (3) Subject to other provisions of this ordinance, a Special Exception permit may be applied for at the Township office for property owners of lots consisting of five (5) or more acres in size, whether built or un-built, for authority to exceed the time limits allowed by Section J (1) and (2) and/or storage.
 - (4) A fifteen (15) day grace period on a built lot without a permit.

K. No Camper may be placed for temporary occupancy in the Township of Hamilton, except;

- (1) for temporary occupancy while building a permanent dwelling, and such occupancy would be restricted to one (1) temporary unit, for a ninety (90) day period, and that period would be renewable by the Zoning Administrator of the Township of Hamilton; and,
- (2) for the normal "summer" vacation period, which extends from 15 May, thru 30 September of each calendar year; and,
- (3) for the normal "fall" hunting period, which extends from 01 October, thru 30 November of each calendar year; and,
- (4) for any other dates during the period extending from 01 December, thru 14 May, when a Camper may be placed in the Township of Hamilton for a period of time NOT to exceed ten (10) days, and,
- (5) In no case shall the total number of days exceed 170.

L. At the end of a time period, as outlined in above sub-section K., the Camper must be removed from the site upon which it was placed;

M. The Township of Hamilton Board of Trustees shall periodically review use and siting of Campers in the Township of Hamilton, and may exercise the option of establishing a fee schedule, unique to Campers, for the purpose of collecting reimbursement for rubbish removal and pickup, and associated administrative costs.

N. All trash must be disposed of in proper trash receptacles.

SECTION IV: ENFORCEMENT

The foregoing Ordinance shall be enforced by the Zoning Administrator of the Township of Hamilton, Clare County, Michigan.

SECTION V: PENALTIES

Violation of any part or provision of this Ordinance may subject the violator to possible fine and penalty, not to exceed \$ 500.00 or ninety (90) days imprisonment, or both, as determined by a court of competent jurisdiction.

SECTION VI: EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days after publication, and supersedes all previously dated Ordinances and Ordinance Drafts regarding Campers.