

**CITY OF ST. JOHNS
ORDINANCE NO. 688**

**AN ORDINANCE TO AMEND CHAPTER 155, SECTION 341 OF THE CODE OF
ORDINANCES
REGARDING OFF-STREET PARKING AND LOADING/UNLOADING AREA
REQUIREMENTS FOR FULL SIZE AND SMALL RECREATIONAL VEHICLES**

THE CITY OF ST. JOHNS ORDAINS:

Section 1. Section 155.341 of the City's Code entitled "Off-Street Parking Regulations within a Residential District" is hereby amended as follows:

§ 155.341 OFF-STREET PARKING REGULATIONS WITHIN A RESIDENTIAL DISTRICT.

(A) Intent. These off-street parking regulations have been adopted to improve safety, traffic circulation and aesthetics within residential districts in the city. They are intended to regulate parking patterns and the location and quality of parking areas in residential areas over the long term. It is not the intent of these regulations to regulate temporary, infrequent and irregular occurrences.

(B) All residential buildings or non-residential buildings in a residential district shall be provided with required parking areas on the same lot with the building or on a lot immediately adjacent to the lot with the building intended to be served, but not more than 100 feet from the building it is servicing.

(C) No repairing, modifying, or operations shall be allowed upon any vehicle, otherwise properly parked on a residential property, for a period in excess of 24 hours, except within fully enclosed buildings or if it is determined that such repair, modification, or operation will not constitute a nuisance or annoyance to adjoining property owners or occupants. Any such work within any 24-hour period allowed under this provision shall not, however, consist of any major repair, redesigning, modifying, or dismantling work but only such occasional minor work as may be required to maintain a vehicle in normal operating condition.

(D) In the event the foregoing regulations create any special hardship beyond the control of a particular resident, the Zoning Administrator is hereby given the authority to grant permission to an applicant to operate contrary to the provisions hereof for a limited period of time not to exceed 14 days.

(E) Required parking areas, including driveways shall be constructed from materials that provide a hard surface (concrete, asphalt, or permeable pavement material), shall be drained properly, and shall be maintained in a safe and usable condition. Other hard surfaces, including, but not limited to, turf pavers, paving stones, open concrete grids, may be used with prior approval from the Zoning Administrator. Gravel, dirt, crushed aggregate, and other non-pavement surfaces shall not be permitted for required parking areas.

(F) Definitions

(1) "Full Size Recreational Vehicle" means any self-propelled or towed vehicle intended primarily for recreational purposes and longer than 15 feet in length, and shall include, but not be limited to, motor homes, pick-up coach campers, and boats. Trailers, including but not limited to travel trailers, tent trailers, collapsible trailers, expandable trailers, motorcycle trailers, snowmobile trailers, utility trailers, vehicle transporting trailers, stock car trailers, camping trailers, and boat trailers, shall be considered Full Size Recreational Vehicles for the purposes of this Ordinance.

(2) "Small Recreational Vehicle" means any self-propelled or towed vehicle intended primarily for recreational purposes and shorter than 15 feet in length and shall include, but not be limited to, snowmobiles, trail bikes or cycles, unlicensed motorcycles or motor driven cycles, rafts, ATV's, golf carts, and jet-skis.

(H) Storage and parking of Recreational Vehicles within all residentially zoned districts shall comply with the following:

- (1) Other than in an enclosed building, no person shall park or store more the following number of Recreation Vehicle Equivalents. In the chart below, a Full Size Recreational Vehicle shall count as 1 Recreational Vehicle Equivalent, while a Small Recreational Vehicle shall count as 0.5 Recreational Vehicle Equivalents.

Table 13-2

Lot Size	<10,000 Square Feet	10,000-20,000 Square Feet	>20,000 Square Feet
Maximum Recreational Vehicle Equivalents	1	2	3

(2) All such vehicles shall remain unoccupied and shall not be connected to sanitary sewer facilities or have a fixed connection to electricity, water, or gas, except that the parking and occupancy of a recreational vehicle on private property shall be permitted for a period not to exceed two weeks, but not to exceed four times a year.

(3) Recreational vehicles stored outdoors on any private lot or parcel between October 16 through April 30 must be parked on a hard surface at least 180 square feet in area, at least 9 feet wide at its narrowest dimension, and meeting the requirements of Section 155.341.E. Recreational vehicles must be parked behind the front line of the house. A Zoning Permit is required prior to storing a recreational vehicle outdoors between October 16 and April 30. The Zoning Permit need not be renewed annually if the requirements of this section are met.

(4) Parking is allowed on a paved driveway in the front yard, or in the side or rear yard on grass or other unpaved surface from May 1 through October 15. (See graphic below.) A Zoning Permit is not required prior to storing a recreational vehicle outdoors between May 1 and October 15, except as described in Subsection 6.

Dates	October 16 to April 30	May 1 to October 15
Allowable Parking Locations	Side and Rear Yards	All Yards
Must be parked on pavement?	Yes	If Parked in Front Yard
Zoning Permit Required?	Yes	No

(5) Recreational Vehicles may be stored in the front yard between October 16 and April 30 only on lots that meet all of the following requirements:

- (a) The principal building on the lot must be set back at least 50 feet from the front lot line.
- (b) The principal building on the lot must be set back no more than 40 feet from the rear lot line.
- (c) The principal building on the lot must be set back no more than 15 feet from any side lot line.

(6) For the purposes of parking recreational vehicles, corner lots have two front yards (see graphic below). All front yard requirements in this section shall apply to both front yards.

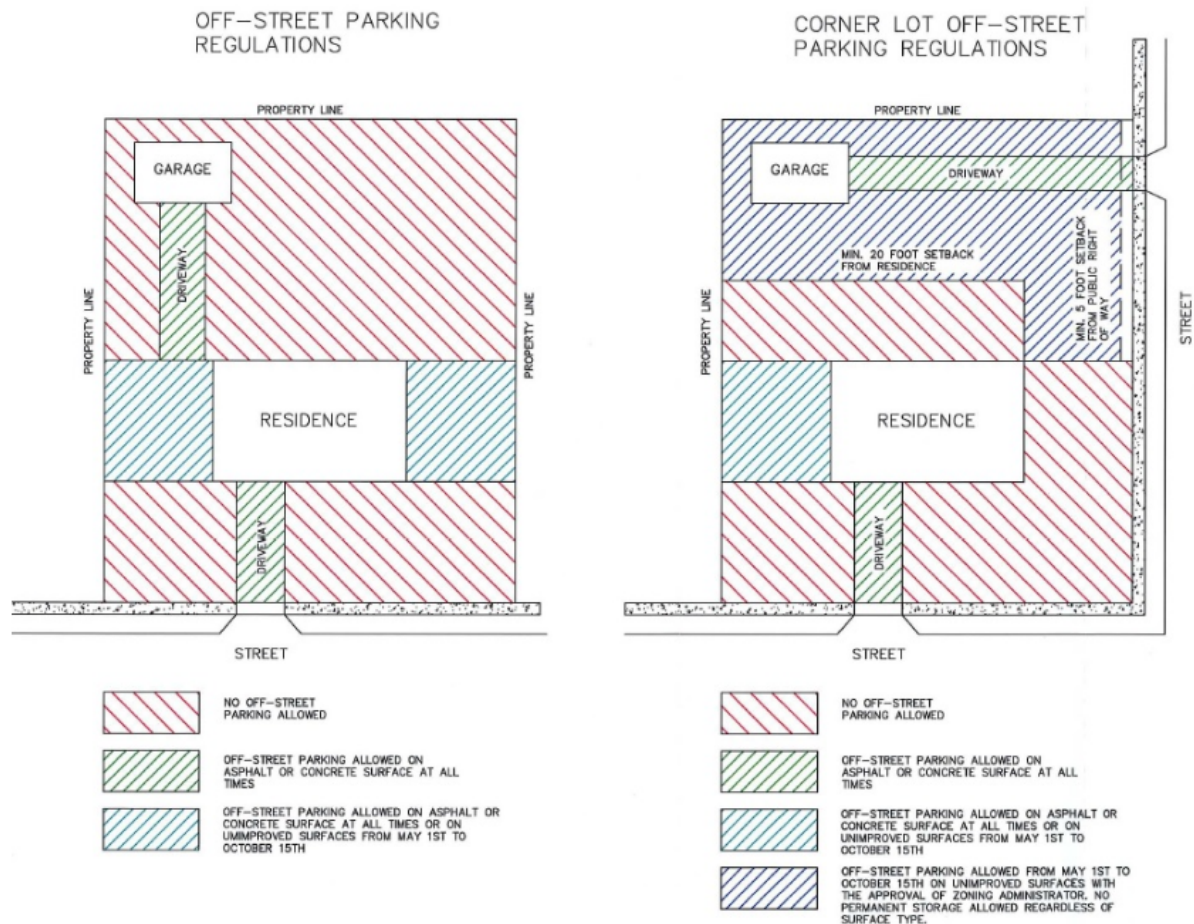
(7) Notwithstanding the above, any recreational vehicle may be parked outdoors at any time, on a private lot (with the permission of the property owner), for up to 48 hours, provided that all setback requirements are met (See Subsection 8). After the initial 48 hours, the regulations of Subsections 1-6 above shall apply, in addition to the setback requirements in Subsection 8.

(8) At all times, a 3 foot setback must be maintained between the vehicle and all side and rear lot lines, and a 20 foot setback must be maintained between the vehicle and all front lot lines and other adjacent street right-of-way lines.

(I) No parking is allowed in the rear of buildings except in garages, driveways leading to garages, approved recreational vehicle parking pads, and other parking spaces approved by special use permit.

(J) Not more than three outdoor parking spaces are permitted on a residential lot unless additional spaces are permitted by special use permit. Small Recreational Vehicles as defined in Section F.2 shall not be counted towards the maximum number of outdoor parking spaces.

(K) Motor vehicles shall be allowed to be parked only on a parking area or driveway. A parking area is defined as that portion of a lot used for the exclusive purpose of parking a motor vehicle. A driveway is defined as the maneuvering lane needed to allow vehicles to move from the street to a garage or to a public parking area at the far end of the maneuvering lane. No parking area shall be located in front of the residential structure.



Section 2. Validity and Severability. If any portion of this Ordinance or its application to any person or circumstance shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the Ordinance which can be given effect without the invalid portion or applications, provided the remaining portions are not determined by the court to be inoperable, and to this end Ordinances are declared to be severable.

Section 3. Repealer Clause. Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date. This Ordinance shall be effective twenty (20) days after final approval.

YEAS: Hufnagel, Ruestman, Dzurka, Hyzer

NAYS: None

ABSTAIN: None

ABSENT: Ruestman

CERTIFICATION

As the City Clerk of the City of St. Johns, Clinton County, Michigan, I certify that this is a true and complete copy of an ordinance adopted by the St. Johns City Commission at a regular meeting held on May 20, 2024.

Scott Dzurka, Mayor _____

Mindy J. Seavey, Clerk _____