

**DRAFT**  
**Clement Township**  
**Ordinance No. \_\_\_\_\_ of 2023**

**An ordinance to amend the Clement Township Zoning Ordinance  
Section 3.9 (Recreational Vehicles) and Section 4.3 (Application of  
District Regulations).**

Clement Township, Gladwin County, Michigan ordains:

**Section 1: Amendment to the Clement Township Zoning Ordinance**

*That the Clement Township Zoning Ordinance, Section 3.9 (Recreational Vehicles) is hereby amended to read as follows:*

**A. Occupied Recreational Vehicles.**

1. No person shall locate any recreational vehicle or other shelter(s) which would serve as a temporary dwelling upon any parcel in Clement Township for greater than thirty (30) consecutive days unless the same is located in a public or commercial campground or storage area, in conformity with this Ordinance. After thirty (30) consecutive days, the property must be improved to include well and septic per Gladwin County regulations. **No recreational vehicle shall be occupied on a parcel in the township for greater than ninety (90) days per calendar year.** ~~After ninety (90) days of living in the recreational vehicle per calendar year, it will be considered a permanent residence and must comply with the current zoning ordinance for permanent dwellings with the exception of the minimum square footage requirement of seven hundred and twenty (720) square feet.~~
2. See **Section 3.10** for recreational vehicle occupancy incidental to construction.

**B. Recreational Vehicle Storage.** A resident of the Township may keep two (2) recreational vehicles and similar shelter on their own property for an indefinite period of time for storage purposes if not connected to any sanitary facility and not for occupation provided that the same are maintained in operable condition. The storage of more than two (2) recreational vehicles on a single parcel shall require a Special Use permit. Permitted storage may occur on either a vacant parcel or a parcel with a principal building.

**C. Setbacks.** Recreational vehicles on a lot, whether in storage or occupied, shall meet setbacks of the principal building and shall have a valid license and shall be operable.

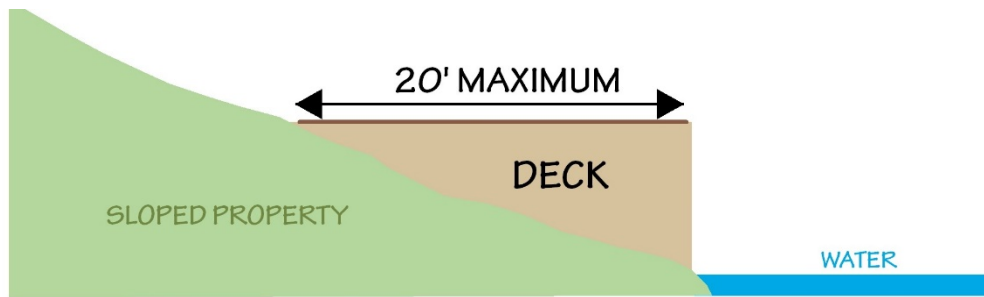
D. A recreational vehicle shall not be utilized as a storage building.

*That the Clement Township Zoning Ordinance, Section 4.3 (Application of District Regulations) is hereby amended to read as follows:*

**C. Application of Yard Regulations.**

7. **Porches, Decks, and Patios.**

- a. **Patios.** Patios and other ground-level structures do not require a zoning permit. No setbacks are required.
- b. **Porches and Decks.** All porches and decks, with or without a railing, which are not at the ground-level shall adhere to the following standards:
  - (1) **Non-Waterfront Lots.** Porches and decks shall meet the setbacks of the principal building\* in all yards.
  - (2) **Waterfront Lots.**
    - (a) **Non-Waterfront Yards.** Porches and decks shall meet the setbacks of the principal building\* in all non-waterfront yards.
    - (b) **Waterfront Yard.** Unenclosed porches and decks may be built to the water's edge. **Setbacks from the side lot lines shall be ten (10') feet. On lots which have a slope, the porch or deck shall be no greater than twenty (20') feet from the starting point at the ground level to the water's edge (SEE DIAGRAM BELOW).** ~~However, decks shall not be at an elevation which is greater than five (5') feet above the water's edge.~~ Enclosed porches and decks shall meet the setbacks of the principal building\*.



For required setbacks, see **Section 4.4.C** (A-1 District), **Section 4.5.C** (R-1 District), and **Section 4.6.C** (C-1 District).

- (3) Railings and decks shall meet the **Gladwin County Building Code**.

## 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 Clement 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 upon the expiration of seven days after the publication of the notice of adoption.

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Clement Township Supervisor

Clement Township Clerk

I, \_\_\_\_\_, Clerk for Clement Township, hereby certify that the foregoing is a true and correct copy of Ordinance No. \_\_\_\_\_ of 2023 of Clement Township, adopted by at a meeting of the Township Board of Trustees held on \_\_\_\_\_.

A copy of the complete ordinance text may be inspected or purchased at the Clement Township Offices at 1497 E. M-30, Alger, MI 48610.

Adopted: \_\_\_\_\_ Published: \_\_\_\_\_ Effective: \_\_\_\_\_, subject to PA 110 of 2006 as amended.