

CHARTER TOWNSHIP OF LOWELL
KENT COUNTY, MICHIGAN
ORDINANCE NO. 09-2022Z

At a regular meeting of the Lowell Charter Township Board held at the Lowell Charter Township Hall on December 19, 2022, beginning at 7:00 p.m., Township Board Member Vanderziel made a motion to adopt this Ordinance Amendment, which motion was seconded by Township Board Member Thompson.

AN ORDINANCE AMENDMENT TO AMEND CHAPTER 2 ENTITLED “DEFINITIONS” AND TO AMENDED CHAPTER 22 ENTITLED “SUPPLEMENTAL USE REGULATIONS; SECTION 22.03 ENTITLED “DESIGN STANDARDS FOR SPECIFIC USES;” TO PART (n) OF SECTION 22.03 ENTITLED “CAMPGROUNDS, RECREATIONAL VEHICLE PARKS;” AND RENAME PART (n) OF SECTION 22.03 “MODERN CAMPGROUNDS, GLAMOUR CAMPGROUNDS, RUSTIC (PRIMITIVE) CAMPGROUNDS, AND RECREATIONAL VEHICLE PARKS” OF THE LOWELL CHARTER TOWNSHIP ZONING ORINDNACE.

THE CHARTER TOWNSHIP OF LOWELL (the “Township”) HEREBY ORDAINS:

Section 1 Title and Purpose. This subsection of Section 22.03 of Chapter 22 of the Lowell Charter Township Zoning Ordinance is to establish regulations for the use of commercial campgrounds, glamour campgrounds, also known as “Glampgrounds,” rustic (primitive) campgrounds, and recreational vehicle parks regarding permitting, licensing, building safety, and protection of the environment and the health, safety, and general welfare of the residents of Lowell Charter Township.

Section 2 Definitions. For the purpose of this subsection, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CAMPGROUND: A parcel or tract of land under the control of a person in which sites 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 for five (5) or more recreational units. Campground does not include a seasonal mobile home park licensed under the mobile home act commission, 1987 PA 96.

DEPARTMENT: The simplified terminology refers to the Michigan Department of Environment, Great Lakes, and Energy, which is the permit-issuing agency for campgrounds in the State of Michigan per Section 125 of the Public Health Code (Act 368 of 1978).

GLAMOUR CAMPGROUND (GLAMPGROUND): An area consisting of more than one glamping unit.

GLAMPING: A shorthand term for “glamour camping.” For the purposes of this Ordinance Glamping shall be used to describe canvas or membrane-covered frame structures located in an area that offers outdoor camping experiences with amenities such as beds, electricity, heat, and indoor plumbing, which are usually not used when camping traditionally.

GLAMPING UNIT: A canvas or membrane-covered frame structure designed to be used or occupied for commercial, transient, or recreational purposes. GLAMPING UNIT structures include but are not limited to: Tents, Yurts, Teepees, and the like.

HEALTH DEPARTMENT: A shorthand term used to refer to the Kent County Health Department, which is charged with the annual review that all campgrounds must pass per Section 12510 of the Public Health Code (Act 368 of 1978).

MODERN CAMPGROUND: A campground where water flush toilets and water under pressure are available at a service building or where a water outlet and a sewer connection are available at each site.

RECREATION UNIT: A tent or a vehicle-type structure primarily designed as temporary living quarters for recreational, camping, or travel purposes, including a vehicle having its own motorized power or a vehicle that is mounted on or drawn by another vehicle (Act 419, MI Public Acts of 1976, as amended). Recreational Units include the following:

- (1) TRAVEL TRAILER: A portable vehicular structure, mounted on wheels, of such size and weight as not to require special highway movement permits when drawn by a vehicle, primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use.
- (2) CAMPING TRAILER: A portable vehicular structure mounted on wheels and constructed with collapsible partial sidewalls of fabric, plastic, or other pliable material which folds for towing by another vehicle and unfolds at the campsite to provide temporary living quarters for recreational, camping, or travel use.
- (3) MOTOR HOME: A vehicular structure built on a self-propelled motor vehicle chassis, primarily designed to provide temporary living quarters for recreational, camping, or travel use.
- (4) TRUCK CAMPER: A portable structure designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreational, camping, or travel use.
- (5) SLIDE-IN CAMPER: A portable structure designed to be loaded onto and unloaded from the bed of a pick-up truck, constructed to provide temporary living quarters for recreational, camping, or travel use.
- (6) CHASSIS-MOUNTED CAMPER: A portable structure designed to be affixed to a truck chassis and constructed to provide temporary living quarters for recreational, camping, or travel use.

- (7) **SINGLE-SECTIONAL MOBILE HOME:** A mobile home that is used only to provide temporary living quarters for recreational, camping, or travel use. A Recreational Unit, by definition, does not include a mobile home used as a permanent dwelling unit, residence, or living quarters.

RUSTIC (PRIMITIVE) CAMPGROUND: An area consisting of more than one campsite or platform site rented out to one or more owners or users of tents or other temporary camping structures. Rustic camping does not contain electricity, potable water, bathing, or sewerage facilities available for campground users. Rustic camping may use such structures as potable water wells, portable toilets, privies, or other pit-style (vault) toilet facilities.

SANITARY FACILITIES: Sanitary facilities mean all the following:

- (1) The water supply and all water distribution facilities.
- (2) All sewage connections, sewage treatment, and sewage disposal facilities.
- (3) Service buildings.
- (4) Sanitary stations.

SANITARY STATION: A facility where recreational units equipped with freshwater storage and sewage holding tanks can be serviced.

SERVICE BUILDING: A structure or portion of a structure that is used to house sanitary facilities, such as water closets, lavatories, and shower facilities.

TEMPORARY LIVING QUARTERS: Specifically related to camping, temporary living quarters means a recreational unit that is occupied or used for more than four (4) hours between the hours of 10:00 p.m. to 6:00 a.m.

TENT: A collapsible shelter of canvas or other fabric stretched and sustained by poles or similar structural means but not supported by air, which is used for camping outdoors.

Section 3 Amendment. Subsection part (n) – Campground, Recreational Vehicle Parks of Section 22.03 – Design Standards for Specific Uses of Chapter 22 – Supplemental Use Regulations is hereby amended to read in its entirety as follows:

n) **Modern Campgrounds, Glamour Campgrounds, Rustic (Primitive) Campgrounds, and Recreational Vehicle Parks**

- (1) Minimum lot size shall be three (3) acres. The lot shall provide direct vehicular access to a public street or road. The term lot shall mean any campground or recreational vehicle park.
- (2) Each modern campground site on a lot designated for camping may accommodate a tent or a recreational vehicle and shall be provided with individual electrical outlets. Each modern campground must contain one water and sewage tank service station for every 60 campsites or a fraction of 60 campsites in excess of the first 60 campsites.
- (3) Glamping units and Glampgrounds shall be generally located in all districts where campgrounds are permitted as a special land use per this Ordinance. Glamping platforms shall be constructed and engineered to comply with state and local building codes. Each

glamping recreational unit shall contain at least one valid fire extinguisher. All glamour camping sites shall contain electrical outlet facilities.

- (4) Each rustic (primitive) campground owner or operator shall provide one (1) privy for each sex for every 25 campsites or a fraction of 25 campsites, or two (2) unisex privies for every 30 campsites, or a fraction of 30 campsites. The owner may substitute one (1) portable privy with a contract for daily servicing for each privy or may substitute two (2) portable privies with contracts for less than but no greater than seven (7) day waste removal service.
- (5) Modern campground shall contain public service buildings, housed in all-weather structures, containing adequate water outlets, lavatories, waste containers, and shower facilities uniformly throughout the lot at a ratio of not less than one (1) every 15 campsites, or fraction of 15 campsites in addition to the first fifteen.
- (6) The modern campground owner or operator shall ensure that the service building is constructed in accordance with the applicable state or local building code and shall include the building details and specifications on the plan required by R 325.1558. In addition, the campground owner or operator shall ensure that all of the following requirements are complied with:
 - i. A window that opens is screened. An exterior door has a self-closing device.
 - ii. An adequate amount of light for cleaning and safety purposes is provided in the service building.
 - iii. Coved floor and wall joints are provided.
 - iv. The location of all toilets, lavatories, showers, urinals, enclosures, and floor drains is specified on the plans.
- (7) Each lot containing more than sixty (60) campsites shall provide masonry buildings containing machine laundry (wash and dry) facilities.
- (8) No commercial enterprise shall be permitted to operate on the lot, except for a convenience goods shopping building which may be provided on a lot containing more than eighty (80) campsites.
- (9) Each modern campground lot shall provide a hard-surfaced, dust-free vehicle parking area for site occupants and guest parking. Such parking area shall be located within 400 hundred feet of the site it is intended to serve (except in the case of sites specifically designated only for tent camping). In addition, each site shall be setback from any right-of-way or property line of at least 75 feet and from any private street of at least 40 feet.
- (10) Each rustic (primitive) campground shall provide an improved, dust-free vehicle parking area for the occupants it is intended to serve. In addition, each site shall be setback from any right-of-way or property line of at least 75 feet and from any private street of at least 40 feet.

- (11) Each site shall contain at least 1,500 square feet of camping site area, except that the minimum size for sites specifically designated for tent camping shall be 3,000 square feet in camping site area. In addition, each site shall be setback from any right-of-way or property line of at least 75 feet and from any private street of at least 40 feet.
- (12) For every modern campground, a common area shall be provided on each lot at a ratio of not less than 1,000 square feet of such area per site. This common area shall be developed by seeding, landscaping, picnic tables, barbeque stands, and passive recreation equipment (i.e., swings, horseshoe pits, shuffleboard courts, and the like) for general use of all occupants of the entire campground lot.
- (13) Each recreational vehicle site shall have direct access to a hard-surfaced, dust-free roadway of at least 24 feet in width for two-way traffic or 12 feet in width for one-way traffic. Parking shall not be allowed on any roadway. Public streets shall be paved with asphaltic concrete. A site specifically designated and used for tent camping need not have direct vehicular access to any street or road but shall be provided with adequately cleared and marked pedestrian pathway access that originates at a point on a street or road within 200 400 feet of the parking area mentioned in subsection (8).
- (14) Any open drainage ways must have seeded banks sloped at least 3:1 and designed to properly drain all surface water into the County drain system, subject to approval by the Drain Commissioner of the County.
- (15) All sanitary facilities shall be designed and constructed in strict conformance with all applicable Health Department regulations.
- (16) The development of the entire lot is subject to all applicable requirements of the Michigan Department of Natural Resources licensing and permitting standards and approvals.
- (17) A minimum of at least fifteen (15) feet shall be provided between all recreational units.
- (18) The Planning Commission may require Fences and greenbelts. The location of common areas, roadways, streets, and buildings shall be subject to approval by the Planning Commission.
- (19) The Planning Commission has the authority to alter or waive any of the requirements above that are not required by the Department of Natural Resources, the Kent County Health Department, the State of Michigan Building Code, local building codes, or the Kent County Drain Commissioner.
- (20) All modern campgrounds, rustic (primitive) campgrounds, and recreational vehicle parks must receive approval from the Michigan Department of Natural Resources, for which a licensed copy shall be kept on file by the Township. In addition, each campground or recreational vehicle park must be inspected by the Kent County Health Department annually. These permit approvals must be submitted to be kept on file with the Township.

- (21) Disposal of garbage and refuse shall be per state and local laws, ordinances, and rules. A sufficient number of containers shall be provided for garbage and other refuse storage. Garbage and refuse shall be collected and disposed of as often as necessary to prevent overflow, nuisance, or odor, but not less than once each week. Containers shall be maintained in a clean and sanitary condition.
- (22) Measures shall be taken to reduce populations of mosquitos and other insects of public health concern in a campground.
- (23) All electrical installations in a campground or recreational vehicle park shall comply with the applicable codes and ordinances, including the State of Michigan Electrical Code. No more than one recreational unit may be serviced by one (1) electrical outlet.
- (24) Plumbing in a campground shall comply with the applicable codes and ordinances, including but not limited to the State of Michigan Plumbing Code.
- (25) A campground owner or operator shall ensure that septic and dosing tanks and sewage pumping systems are designed according to accepted engineering practices and may be used as a guide from the publication entitled "Michigan Criteria for Subsurface Sewage Disposal." Dated April 1994, available from the Michigan Department of Environment, Great Lakes, and Energy.
- (26) An owner or operator of a rustic (primitive) campground shall ensure that a privy, outhouse, or portable privy that is used as a means of sewage disposal for a rustic (primitive) campground has a watertight vault that has a minimum storage capacity of 500 gallons and which is vented above the roof. A rustic (primitive) campground owner or operator shall ensure that the interior portion of the privy or outhouse facility above the vault is constructed of smooth, easily cleanable, non-absorbent materials and that all openings are screened and screened and that the privy or outhouse has a self-closing door. If the privy or outhouse has a capacity for more than one person, then the privy or outhouse has adequate partitions. The Department of Environment, Great Lakes, and Energy may approve proposals for a portable privy that has a capacity of fewer than 500 gallons of storage as part of the annual license to operate the campground if there is a service contract with a licensed septic tank cleaner and if the portable privy was pumped as needed during the previous year.
- (27) All campgrounds and recreational vehicle parks shall be designed to be accessible by local emergency services and shall be inspected by the local fire inspector annually for approval.

Section 4 Severability. Should any portion of this Ordinance/Ordinance Amendment be declared invalid or unconstitutional by a court of competent jurisdiction, that shall not affect any other portion or provision of this Ordinance/Ordinance Amendment, which shall remain valid and in full force and effect.

Section 5 Effective Date. This Ordinance/Ordinance Amendment shall become effective upon the expiration of seven (7) days after this Ordinance/Ordinance Amendment adoption appears in a newspaper of general circulation (or a summary thereof appears in a newspaper of general circulation) as provided by law.

The vote to approve and adopt this Ordinance/Ordinance Amendment was as follows:

YEAS: Benedict, Blough, Hale, Thompson, Vanderziel

NAYS: None

ABSENT/ABSTAIN: Anderson, Burt

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.



Monica Burt, Lowell Charter Township Clerk

ADOPTION DATE: 12/19/2022

PUBLICATON DATE: 12/28/2022

EFFECTIVE DATE: 01/04/2023

CERTIFICATION

I hereby certify that the above is a true copy of the Ordinance/ordinance amendment adopted at the time, date, and place specified above pursuant to the required statutory procedures.

Monica Burt
Lowell Charter Township Clerk