

Draft Ordinance Amendment

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 152, ZONING, SUBCHAPTER: OFF-STREET PARKING AND LOADING, OF THE VILLAGE OF PINCKNEY CODE OF ORDINANCES TO ADD NEW SECTION 152.286 ALLOWING LIMITED FRONT- AND SIDE-YARD PARKING AND REAR-YARD STORAGE OF RECREATIONAL VEHICLES AND EQUIPMENT.

WHEREAS,

the Village of Pinckney recognizes that many residential properties require occasional flexibility for additional vehicle parking and personal recreational-vehicle storage, and

WHEREAS

the Village Council finds that limited, well-regulated lawn parking and rear-yard storage can be accommodated without detracting from neighborhood character, provided appropriate maintenance and safety standards are observed,

NOW, THEREFORE, THE VILLAGE OF PINCKNEY ORDAINS:

Section 1. Amendment to Chapter 152 – Off-Street Parking and Loading

Chapter 152, Subchapter “Off-Street Parking and Loading,” is amended by adding § 152.286 – **Residential Lawn Parking and Rear-Yard Vehicle Storage**, to read as follows:

§ 152.286 Residential Lawn Parking and Rear-Yard Vehicle Storage

(A) Purpose.

The purpose of this section is to allow limited, temporary parking of passenger vehicles on front or side yard lawns and the orderly storage of personal recreational vehicles and yard equipment in rear yards, while maintaining neighborhood appearance, safety, and property values.

(B) Definitions.

1. **Passenger Vehicle:** A motor vehicle designed for personal transportation that is operable, currently licensed, registered, and insured.
2. **Recreational Vehicle (RV):** Motorhome, travel trailer, camper, boat and trailer, snowmobile trailer, ATV/UTV trailer, or similar personal-use equipment.
3. **Yard Equipment:** Homeowner-owned trailers or utility implements used for property maintenance (e.g., small tractor, lawn trailer, skid loaders, commercial lawn mowers).
4. **Front/Side/Rear Yard:** As defined by the Village Zoning Ordinance.
5. **Lawn Parking:** Parking on vegetated, unpaved surfaces not improved as a driveway or pad.

(C) Front and Side Yard Lawn Parking.

1. **Number of Vehicles.** Up to **three (3)** passenger vehicles may be parked on front and/or side yard lawns.
2. **Eligibility.** Vehicles must be owned or registered to the property owner or lawful occupants, licensed, insured, and operable.
3. **Time Limitation.** No more than **three (3)** consecutive calendar days and **fifteen (15)** total days per calendar month. After each three-day period, vehicles must be moved off-lawn or to an approved pad for at least **24 hours**.
4. **Placement.** Vehicles shall not block sidewalks, encroach into the public right-of-way, or obstruct visibility at intersections. Minimum setbacks: **3 feet** from sidewalks and **5 feet** from pavement edges.
5. **Maintenance.** The lawn area must remain mowed, with no tall weeds or grass growing around or under vehicles; no fluid leaks, deep ruts (over 2 inches), or bare-soil patches.
6. **Prohibited Vehicles/Uses.** No commercial vehicles over 10,000 lbs. GVW, inoperable or unregistered vehicles, vehicle repair work beyond emergency repair (24 hours), or tents/canopies in the front yard.
7. **Special Event Permit.** The Zoning Administrator may issue a **Lawn Parking Permit** authorizing temporary lawn parking in excess of these limits for special events (graduations, family gatherings, etc.), provided maintenance and safety standards are upheld.

(D) Rear-Yard Parking and Storage of Recreational Vehicles and Equipment.

1. **Location.** Storage or parking of personal RVs, boats, campers, or yard equipment shall occur only in the **rear yard**, or in an **interior side yard located behind the rearmost line of the dwelling**.
2. **Surface.** Units may be parked on turf meeting § 152.286(C)(5) standards, or on an improved surface (asphalt, concrete, gravel, or pavers).
3. **Setbacks.** Must comply with accessory-structure setback requirements of the district.
4. **Condition.** All stored items must be owned by the property occupant, properly registered (if applicable), and in good working repair.
5. **Quantity.** No more than **Six (6)** units may be stored outdoors; additional units require administrative permit approval.
6. **Allowed.** Water and electric hookups only to owner-owned RV/travel trailers on the owner's lot. Not allowed utility hookups on any other stored unit, containers, trailers, or structures.
7. **Screening.** Units exceeding **8 feet in height** or **22 feet in length** may require a 6-foot opaque screen or fence along shared residential lot lines, excluding access points.

(E) Enforcement and Penalties.

1. Violations shall be subject to civil infraction penalties per § 152.999: \$100 first offense, \$250 second within 12 months, \$400 subsequent within 12 months.
2. Each day a violation continues shall constitute a separate offense.
3. Repeated violations may result in suspension of lawn-parking permit eligibility for 12 months.

(F) Administration.

The Zoning Administrator may issue administrative rules and a standardized **Lawn Parking Permit Form**, incorporating diagrams for yard-setbacks and turf condition thresholds.

Section 2. Repealed.

All ordinances conflicting with this amendment are repealed only to the extent of such conflict.

Section 3. Severability.

If any provision of this ordinance is found invalid, the remainder shall remain in full force.

Section 4. Effective Date.

This ordinance shall take effect **twenty (20)** days after publication, or as otherwise provided by law.

Adopted this ____ day of _____, 2025.

Jeff Buerman, Village President