

DATE: January 12th, 2026**ORDINANCE AMENDING THE VILLAGE OF PINCKNEY CODE OF ORDINANCES****BY AMENDING TITLE XV: LAND USAGE; CHAPTER 152, ZONING; § 152.267, DEFINITIONS; § 152.262
SUPPLEMENTARY USE REGULATIONS; AND TO ADD A NEW § 152.286, SINGLE FAMILY
RESIDENTIAL LAWN PARKING AND REAR-YARD VEHICLE STORAGE****THE VILLAGE OF PINCKNEY ORDAINS:**

Section 1. The definition of "RECREATIONAL VEHICLE" in Subsection (B), Definitions, of § 152.267, DEFINITIONS, Chapter 152, *Zoning*; Title XV, *Land Usage*, of the Village of Pinckney Code of Ordinances, is hereby amended to read as follows:

RECREATIONAL VEHICLE. A motor driven or towed vehicle used for recreational travel purposes, including:

- (a) Boats, jet-skis, snowmobiles, ATV/UTV's, and their trailers; similar personal-use equipment, other motorized off-road vehicles; fifth wheels, trailers, and truck caps; and
- (b) Temporary dwellings such as motor homes, buses, travel trailers, and campers. For the purpose of this definition, **TEMPORARY DWELLING** shall mean designed to sleep and cook in on a temporary, short-term basis, and the term **RECREATIONAL VEHICLE** expressly excludes Mobile Homes and Manufactured Homes intended to serve as a more permanent dwelling.

Section 2. The Village of Pinckney Code of Ordinances, Title XV, *Land Usage*; Chapter 152, *Zoning*; Section 152.262, *Supplementary Use Regulations*; Subsection (L) (7), entitled *Unlawful storage of vehicles*, is hereby amended to read as follows:

- (7) Unlawful storage of vehicles. It shall be unlawful for any person to store more than a combined total number of licensed or unlicensed, operable recreational vehicles outdoors on a lot in a single-family residential zoning district than the number authorized under Code Section 152.286.

Section 3. The Village of Pinckney Code of Ordinances, Title XV, *Land Usage*; Chapter 152, *Zoning*; is amended to add new Section 152.286, entitled *Single-Family Residential Lawn Parking and Rear-Yard Vehicle Storage*, to read as follows:

§ 152.286 Single Family 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 on single family residential properties, 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, but excludes Recreational Vehicles.
- 2. Recreational Vehicle (RV):** The definition of "Recreational Vehicle" in Code Section 152.267 shall be applicable for this Section 152.286.

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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: The definitions of "Yard," including "Front Yard," "Side Yard" and "Rear Yard," in Code Section 152.267 shall be applicable for this Section 152.286.

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 on single-family dwelling lots in R-1, R-2 and R-3 Zoning Districts.

2. Eligibility. Vehicles must be owned or registered to the property owner or lawful occupants, licensed, insured, and operable.

3. Time Limitation. Eligible vehicles may be parked on the front or side yards for no more than three (3) consecutive calendar days. 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. Minimum setbacks shall be 3 feet from sidewalks and 5 feet from pavement edges; and for lots with street intersections Village Code Section 152.261(E) on visibility for corner lots must be complied with.

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. 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. Other than in an enclosed building, no more units may be parked or stored outside at any one time upon single-family residential lots than the number specified in the below Chart for the lot's applicable Zoning District.

Zoning District	Low Density Residential District (R-1)	Medium Density Residential District (R-2)	High Density Residential District (R-3)
Maximum Recreational Outdoor Parked or Stored Units per Lot	8	6	4

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Additional units require administrative permit approval from the Zoning Administrator and must be deemed compatible with the lot size and the neighboring properties.

6. Utilities. Water and electric hookups only to owner-owned RV/travel trailers on the owner's lot are allowed, but the RV/travel trailers shall not be connected to Village sanitary sewer facilities or have a fixed connection to the public natural gas system. No utility hookups shall be allowed on any other stored unit, containers, or trailers.

7. Occupancy. All stored or parked RV/travel trailers shall remain unoccupied and shall not be used for living or housekeeping purposes, except in compliance with subsection 152.186(D)(10) below.

8. Screening. Units exceeding 12 feet in height or 32 feet in length may be required, at the discretion of the Zoning Administrator and Village Manager a 6-foot opaque screen or fence along shared residential lot lines, excluding access points.

9. Temporary parking. Notwithstanding the regulations concerning location, recreational vehicles may be parked elsewhere on the premises prior to or after a trip for loading or unloading purposes for a period of not more than 72 hours.

10. Waiver of regulations. The provisions concerning connection to utilities, use as living quarters, and an RV's location may be waived to permit repairs to the occupant's primary dwelling, or to permit the parking and temporary occupancy of a recreational vehicle owned by the homeowner and occupied by a guest for a period not to exceed fourteen (14) consecutive days. Any such waiver shall be subject to the review and approval of the Zoning Administrator and Village Manager.

(E) Prohibited Vehicles/Uses. The outdoor parking or storage of the following vehicles, and the following uses, on any of the front, side or rear yards of a single-family lot are prohibited:

1. Outdoor parking or storage of commercial vehicles over 10,000 lbs. GVW.
2. Outdoor parking or storage of inoperable or unregistered vehicles.
3. Outdoor parking or storage of any abandoned vehicle, construction equipment, junk, or junk vehicles contrary to Code Section 152.262(L).
4. Outdoor vehicle repair work beyond emergency repair (24 hours).
5. Use of tents/canopies in the front yard.

(F) Enforcement and Penalties.

1. Violations shall be subject to civil infraction penalties per § 152.999 and Chapter 131 of the Village Code of Ordinances, including, but not limited to, a: \$125 first offense, \$200 second offense within 12 months, \$400 subsequent offenses 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.

(G) 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 4. Repeater Clause. All 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 5. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

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Section 6. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 7. Effective Date. This Ordinance shall be effective twenty (20) days from and after its publication.

X

Jeffrey A Buerman
President Village of Pinckney

X

Andrea McCall
Clerk Village of Pinckney

Village Council Member _____ offered the foregoing ordinance and moved its adoption. The motion was seconded by Village Council Member _____, and upon being put to a vote, the vote was as follows:

Jeffrey A Buerman, President	_____
Justin Bierman – President Pro-temp	_____
Stacy Conquest, Trustee	_____
Rob Coppersmith, Trustee	_____
Keri Hochertz, Trustee	_____
Nick Kane, Trustee	_____
Jo Self, Trustee	_____

The President thereupon declared this Ordinance approved and adopted by the Village of Council of the Village of Pinckney this _____ day of _____ 2026.

I hereby certify that the foregoing constitutes a true and complete copy of Ordinance No. _____ adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on _____, 2026.

X

Andrea McCall
Village Clerk