

# RILEY TOWNSHIP - ST. CLAIR COUNTY, MICHIGAN

## Ordinance #6 – 2023 House Trailer

THE TOWNSHIP OF RILEY ORDAINS:

**Section 1: Definitions.** When used in this ordinance, unless a different meaning appears from the context:

- A. Automobile trailer, Trailer Coach or Trailer means any vehicle or structure so designed and constructed in such manner as will permit occupancy thereof as sleeping quarters for one or more persons, or the conduct of any business or profession, occupation or trade (or used as a selling or advertising device), and so designed that it is or maybe mounted on wheels and used as a conveyance on streets or highways, propelled or drawn by its own or other motive power, excepting a device used exclusively upon stationary rails or tracks.
- B. Trailer Camp, means any park, tourist park, tourist court, trailer park, trailer court, camp, site, field, parcel or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for any trailer coach or coaches and upon which any trailer coach or coaches are parked and/or occupied at any time and shall include all buildings used or intended to be used as part of the equipment thereof whether a charge is made for such use or not, but not including trailer sales lots on which unoccupied trailers are parked for the purpose of inspection and sale.
- C. Unit, means a section of ground designated as the lot or location for only one (1) trailer and one (1) automobile.
- D. Person, shall be construed to include persons, partnership, firm, company, corporation, tenant, owner, lessee, licensee or their agents, heirs or assigns.

**Section 2: Licensed Trailer Camp.** All trailer camps or courts having space for three (3) or more trailers must be licensed and operated under the provisions of the Act 143 of the Public Acts of 1939, as amended.

### **Unit Regulations**

- A. Area, No trailer unit shall have an area of less than 1,500 sq. ft., and the boundary lines of each unit shall be clearly designated at all times.
- B. Yards, No trailer shall be located less than ten (10) feet from the front or rear line of the unit on which it is located, nor less than seven (7) feet from each side line of the unit on which it is located, except when such unit fronts on a public street in which case it shall be set back the same distance as is required for other buildings in the district but in no instance shall it be less than twenty (20) feet.
- C. Location, Every unit shall front on a public street or on a private street or on a private street within the camp or court.
- D. Streets, All streets within a licensed trailer camp shall be not less than thirty (30) feet in width, twenty (20) feet of which shall be surfaced with six (6) inches of gravel or better, and shall be maintained in good usable condition at all times.
- E. Parking, Off-street parking space shall be provided for all vehicles owned or operated by any person who is in any way connected with the trailer camp.

No person shall park or occupy a trailer outside of a licensed trailer park, except as provided in this ordinance.

**Section 3: Location Outside of Licensed Trailer Camps.**

- A. Emergency or temporary parking of a trailer on any street, alley, or highway will be permitted for a period not exceeding two (2) hours subject to any other and further regulations or limitations imposed by traffic or parking regulations or ordinances for that street, alley or highway.
- B. Not more than one (1) unoccupied trailer shall be stored or parked on any one piece of property, outside of a licensed trailer camp or a trailer sales lot, at any time. Such an unoccupied trailer may be stored:
  - 1. In a garage provided for the same which is attached to a dwelling by a fire-resistant wall or is located not less than ten (10) feet from any other structure.
  - 2. In the rear yard of the dwelling provided it is located not less than ten (10) feet from any other structure or side property line.
  - 3. On any otherwise unoccupied site, lot, field, parcel or tract of land provided it is located not less than fifty (50) feet from the front or rear property line nor less than twenty (20) feet from either side property line.
- ~~C. Temporary Occupancy of a trailer located outside of a licensed trailer camp will be permitted for a period not to exceed thirty (30) days provide that:
  - 1. The owner or occupant in control thereof shall first secure a Temporary Occupancy Permit from the clerk of Riley Township.
  - 2. The owner or occupant declares the exact length of time that the trailer is to be occupied and pay a fee of: \$10.00 per week or, \$30.00 for a 30 day period.
  - 3. The trailer shall be located in the rear yard of a dwelling and not less than ten (10) feet from any other structure or side property line, or if located on property that is otherwise vacant, it shall be placed not less than fifty (50) feet from the front property line and not less than ten (10) feet from each side property line.
  - 4. The Temporary Occupancy Permit shall be displayed on the side of the trailer facing the public street or road in a manner so it can be clearly seen at all times.
  - 5. Only one (1) Temporary Occupancy Permit will be issued for use on any piece of property or for the same trailer during any calendar year, except when such trailer is occupied during the construction of a permanent building or by migratory labor in season, not to exceed over 120 days. (Amended 1-10-23; Pub. 1-18-23)~~

**Section 4: Administration and Enforcement.** This ordinance shall be administered and enforced by the township officials of Riley Township.

**Section 5: Penalties for Violation.** Any person found guilty of violating any provision of this ordinance shall be deemed guilty of a misdemeanor and shall be subject to a fine not to exceed twenty-five dollars (\$25) or confinement in jail for a period not to exceed ninety (90) days or by imposition of both fine and commitment within the discretion of the court. Each day the violation exists shall constitute a separate offense.

**Section 6: Validity and Severability.** The conditions of this ordinance are declared to be severable, and if any clause, sentence, paragraph, section or sub-section is declared void or inoperative for any reason by a court of competent jurisdiction, it shall not affect any other part or portion thereof.

**Section 7: Repeal.** All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed except those that are held to be more restrictive.

**Section 8: Effective Date.** This ordinance shall take effect thirty (30) days from and after its adoption. Adopted this 3<sup>rd</sup> day of July, 1967.

**Section 9: Amendment.** This ordinance amendment shall take effect seven (7) days from publication as amended at regular Riley Township Board meeting held on this 10<sup>th</sup> day of January, 2023.

This ordinance amendment was offered for adoption by MIKE RUSHING, and was seconded by MARK BARANOWSKI.

The ROLL CALL vote being as follows: YEAS: Supervisor Al Titus, Treasurer Mike Rushing, Clerk Dawn Behem, Trustee Duane Hagle, Trustee Mark Baranowski. NAYS: None. ABSENT/ABSTAIN: None.

ORDINANCE AMENDMENT DECLARED ADOPTED BY THE TOWNSHIP SUPERVISOR.

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Dawn Behem, Riley Township Clerk

#### **CERTIFICATION**

I hereby certify that the above is a true copy of an ordinance amendment adopted by the Riley Township Board at a regular meeting held at the Riley Township Hall held on January 10<sup>th</sup>, 2023, at 7:00 p.m., pursuant to the required statutory notice and procedures and published in a newspaper of general circulation within Riley Township as required by law on January 18<sup>th</sup>, 2023.

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Dawn Behem, Riley Township Clerk