

SECTION 3.23 TEMPORARY AND PORTABLE BUILDINGS, USES, AND STRUCTURES

- A. A temporary structure which is less than the minimum building size, a nonconforming or conforming manufactured home may be authorized by the Zoning Administrator for temporary residence for the applicant during the period when a structure conforming to the provisions of this Ordinance, is in the process of erection and completion on the same lot, subject to the following provisions:
1. The location of the temporary structure shall conform to all yard and setback limitations of the zoning district.
 2. The use of the structure and premises shall not adversely affect surrounding properties.
 3. The use of such temporary structures shall be limited to twelve months, beginning with the date of issuance of the permit. The permit may be subject for renewal provided significant progress is made on the construction of the permanent structure.
 4. The use shall comply with all applicable sanitary codes and building restrictions.
- B. Temporary dwellings (recreational units) shall be subject, when permitted, to the following provisions:
1. Permits shall not be required for:
 - a. Recreational vehicles, travel trailers, etc. which are stored as uninhabited accessory uses on any lot or parcel, provided that an active principal use is present and that it is stored in the rear or side yard, no closer than five (5) feet from the property line.
 - b. Motor homes, travel trailers and fifth wheel and similar vehicles (recreational units) which are occupied for a period of up to seven (7) days per calendar year (*Amendment 04-002*), provided that:
 - a) The recreational unit is not rented or leased to the public by the property owner.
 - b) There are no violations of health or sanitary codes.
 - c) The recreational unit is not permanently connected to utilities or sewer/septic systems.
 2. Permits shall be required for:

Recreational units which qualify under item b) above shall be issued a recreational permit for periods over seven (7) days (*Amendment 04-002*); said permit shall be valid for a maximum of one year. The Zoning Administrator may deny the renewal of any permit and require removal of a recreational unit permitted to deteriorate to the point where it is no longer conducive to the public health, safety and general welfare as defined below:

 - a. All recreational units that are or hereafter shall become unsafe, unsanitary, or deficient in adequate exits, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare or which by reason of illegal or improper use, occupancy, or maintenance, shall be deemed unsafe buildings or structures.
 - b. A vacant recreational unit unguarded or open at a door or window, shall be deemed a fire hazard and unsafe within the meaning of this Ordinance.
 - c. Additions to recreational units are expressly prohibited.

- d. Issuance Standards - A permit for a proposed temporary recreational unit shall be issued by the Zoning Administrator to the property owner only if each of the following standards is met by the proposed use:
 - a) The proposed use is clearly of a temporary nature.
 - b) In areas zoned AF and AG: The unit will not be occupied for a continuous period of longer than thirty (30) days and exceed a total of ninety (90) days within any calendar year and the property owner signs a statement in agreement to that effect. (*Amendment 04-002*)
 - c) In areas zoned R-1, R-2, R-3, R-4, and LR: The unit will not be occupied for a continuous period of longer than twenty-one (21) days and exceed a total of forty-five (45) days within any calendar year and the property owner signs a statement in agreement to that effect. (*amendment 04-002*)
 - d) A maximum of one (1) unit is allowed per two acres of property, up to a total of 4 units on each property. One (1) unit is allowed on a property that is less than two (2) acres in size. (*Amendment 04-002*)
 - e) The temporary use shall not endanger the public health, safety or welfare of the county, adjacent residents, or the inhabitants of the structures of the temporary use.
 - f) Structures of temporary uses shall be provided with a safe, sanitary, and effective system for water supply and disposal of wastes and show approval from the County Health Department or municipal sewer where applicable. (*Amendment 24-001*)
 - g) The use will not cause traffic congestion.
 - h) The placement of a recreational unit shall conform to all general rules and regulations of this Ordinance, including setback, lot size, road frontage and density requirements.
 - i) Current state license plate and registration.
- C. Temporary sales of farm produce and similar products, when a structure is erected, may be permitted provided they comply with the following standards and upon issuance of a zoning compliance permit:
 - 1. The sale of farm produce with permanent structures which are less than 100 square feet are permitted only in Districts AF, AG and un-platted R-1, R-2, R-3 and R-4 Districts.
 - 2. Permanent structures, which are larger than 100 square feet for farm produce sales, may be permitted only upon approval of a special use permit by the Planning Commission in districts AF and AG.
 - 3. All permanent structures shall comply with the standards outlined in Subsection (D) 1, 2, 3 below.
- D. Temporary sales of farm produce and similar products, when no structures are erected, may be permitted in all districts but I and C-3 provided they comply with the following standards and upon issuance of a zoning compliance permit:
 - 1. The location of the site shall be:
 - a. Off the road right-of-way. (*Amendment 04-002*)
 - b. Shall have clear (sight) visibility for 660 feet in both directions down the road.

Owner Affidavit to Camping Permit

(Camping Permit Issued to Property Owners ONLY)

I, _____, the owner of Parcel
_____, agree to abide by the camping provisions as
stipulated in the Mecosta County Zoning Ordinance and hereby state that all documents
signed by or provided by me are true.

My property is zoned (please circle the appropriate zoning district below):

AF or AG which allows camping for a maximum of 30 consecutive days with the total
not to exceed 90 days in this calendar year

OR

R-1 R-2 R-3 R-4 or LR which allows a maximum of 21 consecutive days with the
total not to exceed 45 days in this calendar year

(Signature of Property Owner)

Date