

Sanilac Township
Proposed Zoning Ordinance Amendment pertaining to Short Term Rentals

(Also refer to the companion Short Term Rental Licensing Ordinance, which is a separate document)

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April 12, 2024 DRAFT

Ordinance XXXXX Short Term Rentals Zoning Ordinance Amendment

An ordinance amending the Zoning Ordinance of Sanilac Township, Sanilac County, Michigan addressing short term rentals.

SANILAC TOWNSHIP ORDAINS THAT:

SECTION 1. Amendment to Section 2.2.

Section 2.2 (Definitions), of Article 2 (Definitions and Rules Apply to Text) is hereby amended by adding a new definition for “short term rental,” to read as follows:

Short term rental. The rental of a single-family residential dwelling unit for compensation for a term of one to twenty-nine (1-29) interrupted or uninterrupted nights in a calendar year.

SECTION 2. Amendment to Section 4.6.1.

Section 4.6.1 (Permitted Land Uses), of Section 4.6 (AR, Agricultural Residential District) of Article 4 (Zoning District Regulations) is hereby amended by adding a new permitted land use, as follows:

Short Term Rentals, subject to Section 6.53.

SECTION 3. Amendment to Section 4.7.1.

Section 4.7.1 (Permitted Land Uses), of Section 4.7 (LR, Lakefront Residential District) of Article 4 (Zoning District Regulations) is hereby amended by adding a new permitted land use, as follows:

Short Term Rentals, subject to Section 6.53.

SECTION 4. Amendment to Section 4.8.2.

Section 4.8.2 (Special Land Uses), of Section 4.8 (C, Commercial District) of Article 4 (Zoning District Regulations) is hereby amended by adding a new special land use, as follows:

Short Term Rentals, subject to Section 6.53.

SECTION 5. Amendment Adding a New Section 6.53.

Article 6 (Special Provisions) is hereby amended by adding a new Section 6.53 (Short Term Rentals) to read as follows:

Section 6.53 Short Term Rentals

- a. **License Required.** Short term rentals shall be licensed and comply with the Sanilac Township Short Term Rental Licensing Ordinance, Ordinance XXXXXX.
- b. **Separation Requirement.** Short term rentals proposed within the LR, Lakefront Residential District shall be subject to a separation requirement of three-hundred (300) feet between properties which contain a short term rental. This separation distance shall be measured from the property lines upon which a short term rental is proposed to the closest property line of a property containing an existing licensed short term rental.
- c. **Parking.** Short term rentals shall meet the following parking requirements:
 - (1) Required parking shall be provided on the same property or a property adjacent to the subject site it is intended to serve as noted in Section 10.2(e)(3).
 - (2) Such parking areas shall not be located in any required front yard, except in the case of a dwelling with driveway leading to a garage or parking area when the drive may be used for parking.
 - (3) There shall be no parking or storage of any truck tractors and/or trailer rigs on a short term rental property.
 - (4) The minimum required number of off-street parking spaces shall be based on the approved maximum occupancy of the short term rental unit, as follows:
 - A. Up to 4 occupants: one (1) parking space
 - B. 5 to 8 occupants: two (2) parking spaces
 - C. 9 or more occupants: three (3) parking spaces

SECTION 6. Severability & Conflict

- a. **Severability.** This Ordinance and its various articles, paragraphs and clauses are hereby declared to be severable. If any article, paragraph, or clause is adjudged unconstitutional or invalid, the remainder of this amendatory ordinance shall not be affected thereby.
- b. **Conflict.** If any part of this Ordinance is found to be in conflict with any other Ordinance or with any other part of this Ordinance, the most restrictive or highest standard shall prevail. If any part of this Ordinance is explicitly prohibited by federal or state statute, that part shall not be enforced.

SECTION 7. Effective Date

The amendatory ordinance shall take effect upon the expiration of XXXXXX days after the publication of the notice of adoption.

CERTIFICATION

The foregoing Ordinance is hereby certified...

I, _____, Clerk for Sanilac Township, hereby certify that the foregoing is a true and correct copy of Ordinance No. XXXXXX of Sanilac Township, adopted by at a meeting of the Township Board held on _____, 2024.

I further certify that on _____, 2024 I caused notice of such adoption to be published in the _____, a newspaper circulated in Sanilac Township, and that said Ordinance and the record of publication was duly recorded and is available for public use and inspection at the Township Hall, 20 N Ridge Street PO Box 631 Port Sanilac MI 48469.

Adopted by Township Board: _____, 2024
Published: _____, 2024 Effective: _____, 2024

IN WITNESS WHEREOF, I have my official signature on _____, 2024.

Township Clerk