

LAKE TOWNSHIP, ROSCOMMON COUNTY MICHIGAN
ZONING ORDINANCE AMENDMENT

ORDINANCE NO. ____

At a regular meeting of the Township Board of Lake Township, Roscommon County, Michigan, held at the Lake Township Hall on _____ at 7:00 p.m., Township Board Member _____ moved to adopt the following Ordinance, which motion was seconded by Township Board Member _____.

An Ordinance to amend the Lake Township Zoning Ordinance, as amended, to provide for the establishment and regulation of short-term rentals within the Township, in order to maintain the public health, safety and welfare of the residents of and visitors to Lake Township.

LAKE TOWNSHIP, ROSCOMMON COUNTY, ORDAINS:

SECTION 1. AMENDMENT OF ARTICLE II, SECTION 202. The Lake Township Zoning Ordinance, Article II, Section 202, shall be amended to add a definition for the term "Short-Term Rental," which shall read as follows:

Short-Term Rental: A Dwelling Unit in which overnight accommodations are provided or offered to transient guests for compensation, often advertised and booked through websites including but not limited to Airbnb, VRBO/HomeAway, FlipKey, VacationRentals.com, and Booking.com. The rental of a Dwelling Unit or portion thereof for a period of time from 1 night to 29 nights shall be prima facie evidence that the same is being used as a Short-Term Rental. A Short-Term Rental shall not be considered or construed to include approved bed & breakfast establishments, hotels, motels, resorts, long-term tenant housing (e.g., a single-family dwelling or multiple-family dwelling such as an apartment that is rented to tenants on a permanent or semi-permanent basis), or campgrounds. All Short-Term Rentals must receive a license pursuant to the Lake Township Short-Term Rental Ordinance, Ordinance No. ____.

SECTION 2. AMENDMENT OF ARTICLE III, SECTION 305.A. The Lake Township Zoning Ordinance, Article III, Section 305.A, shall be amended to add Short-Term Rentals as a permitted use in the AG District, and shall read as follows:

A. PERMITTED USES

1. Single Family Dwellings.
2. Animal Kennels.
3. Farming, but not including rendering facilities, commercial fertilizer production or garbage feeding or disposal activities.
4. Agriculture.
5. Greenhouses and Nurseries.
6. Towers. Refer to Ordinance No. 34.
7. Home occupations.

8. Farm Markets for the sale of farm products grown or produced upon the premises. Any products offered for sale that are not grown or produced upon the premises must be incidental and related to the farm products and shall not constitute a substantial part of said business.
9. Open Air Businesses.
10. Short-Term Rentals.
11. Accessory structures customarily incidental to any of the foregoing.

SECTION 3. AMENDMENT OF ARTICLE III, SECTION 310.A. The Lake Township Zoning Ordinance, Article III, Section 310.A, shall be amended to add Short-Term Rentals as a permitted use in the R-1 District, and shall read as follows:

A. PERMITTED USES

1. Single Family Dwellings.
2. Home occupations.
3. Short-Term Rentals.
4. Accessory structures customarily incidental to any of the foregoing.

SECTION 4. AMENDMENT OF ARTICLE III, SECTION 315.A. The Lake Township Zoning Ordinance, Article III, Section 315.A, shall be amended to add Short-Term Rentals as a permitted use in the RR-1 District, and shall read as follows:

A. PERMITTED USES

1. Single Family Dwellings.
2. Home occupations.
3. Short-Term Rentals.
4. Accessory structures customarily incidental to any of the foregoing.

SECTION 5. AMENDMENT OF ARTICLE III, SECTION 320.A. The Lake Township Zoning Ordinance, Article III, Section 320.A, shall be amended to add Short-Term Rentals as a permitted use in the R-2 District, and shall read as follows:

A. PERMITTED USES

1. Single Family Dwellings.
2. Two-family dwellings.
3. Home occupations.
4. Short-Term Rentals.
5. Accessory structures customarily incidental to any of the foregoing.

SECTION 6. AMENDMENT OF ARTICLE III, SECTION 330.A. The Lake Township Zoning Ordinance, Article III, Section 330.A, shall be amended to add Short-Term Rentals as a permitted use in the R-3 District, and shall read as follows:

A. PERMITTED USES

1. Single Family Dwellings.
2. Mobile homes.
3. Home occupations.

4. Short-Term Rentals.
5. Accessory structures customarily incidental to any of the foregoing.

SECTION 7. AMENDMENT OF ARTICLE III, SECTION 355.A. The Lake Township Zoning Ordinance, Article III, Section 355.A, shall be amended to add Short-Term Rentals as a permitted use in the CW District, and shall read as follows:

A. PERMITTED USES

1. Restaurants/Taverns.
2. Resorts.
3. Bed and Breakfasts.
4. Party Stores.
5. Gift Shops.
6. Motels/Hotels.
7. Bait Shops.
8. Retail sales business where no assembling, treatment or manufacturing is required.
9. Offices.
10. Banks, Building and Loan Associations and other lending institutions.
11. Barber Shops and Beauty Parlors.
12. Shoe Repair Shops.
13. Churches.
14. Video rental establishments.
15. Bakeries.
16. Single family dwellings.
17. Electric Vehicle Charging Stations Single Family Dwellings.
18. Short-Term Rentals.
19. Accessory structures customarily incidental to any of the foregoing.

SECTION 8. AMENDMENT OF ARTICLE III, SECTION 360.A. The Lake Township Zoning Ordinance, Article III, Section 360.A, shall be amended to add Short-Term Rentals as a permitted use in the C-1 District, and shall read as follows:

A. PERMITTED USES

1. Retail sales businesses where no assembling, treatment or manufacturing is required.

2. Offices.
3. Banks, building and loan associations, and other lending institutions.
4. Buildings for commercial use with incidental living quarters.
5. Restaurants.
6. Hotels and motels.
7. Public buildings.
8. Barber shops and beauty parlors.
9. Shoe repair shops.
10. Sign shops.
11. Nurseries, landscaping and greenhouses.
12. Bait Shops.
13. Party stores.
14. Gift shops.
15. Video Rental store
16. Electric Vehicle Charging Stations Single Family Dwellings.
17. Short-Term Rentals.
18. Accessory buildings and uses customarily incidental to any of the foregoing, not including any manufacturing or treatment activities.

SECTION 9. AMENDMENT OF ARTICLE III, SECTION 365.A. The Lake Township Zoning Ordinance, Article III, Section 365.A, shall be amended to add Short-Term Rentals as a permitted use in the C-2 District, and shall read as follows:

A. PERMITTED USES

1. Indoor Storage Facilities.
2. Nurseries, greenhouses and landscaping.
3. Retail sales businesses where no assembling, treatment or manufacturing is required.
4. Offices.
5. Restaurants.
6. Public buildings.
7. Gift Shops.
8. Hotels/Motels.

9. Bed and breakfasts.

10. Condominiums.

11. Bait Shops.

12. Party Store.

13. Barber Shop / Beauty Salon.

14. Electric Vehicle Charging Stations.

15. Short-Term Rentals.

16. Accessory buildings and uses customarily incidental to any of the foregoing uses when located on the same lot or parcel of land.

SECTION 10. SEVERABILITY: The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

SECTION 11. REPEAL: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 12. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication of a notice of adoption of this Ordinance unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS:

NAYS:

ABSENT/ABSTAIN:

ORDINANCE DECLARED ADOPTED.

John Hibbard, Township Supervisor

