

Draft Date
01/24/18

**CASCO TOWNSHIP
ALLEGAN COUNTY, MICHIGAN
Zoning Text Amendment Ordinance
Short Term Rentals
Ordinance # _____**

AN ORDINANCE TO AMEND THE CASCO TOWNSHIP ZONING ORDINANCE; TO AMEND SECTION 2.05, DEFINITIONS – D TO ADD DEFINITION ‘DAYTIME GUEST’; TO AMEND SECTION 2.13, DEFINITIONS – L TO ADD DEFINITION ‘LONG TERM RENTAL’; TO AMEND SECTION 2.15, DEFINITIONS – N TO ADD DEFINITION ‘NEIGHBOR’; TO AMEND SECTION 2.16, DEFINITIONS – O TO ADD DEFINITIONS ‘OWNER’, AND ‘OWNER’S AGENT’; TO AMEND SECTION 2.18, DEFINITIONS – R TO ADD DEFINITION OF ‘RENT OR RENTAL’; TO AMEND SECTION 2.19, DEFINITIONS – S TO ADD DEFINITION ‘SHORT TERM RENTAL’; TO AMEND CHAPTER 3 TO INCLUDE A NEW SECTION 3.39 PERTAINING TO RENTAL OF SINGLE-FAMILY DWELLINGS; TO AMEND SECTION 5.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 6.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 7.02A, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 7.02B, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 8.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 9.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 11.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 12.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; AND TO AMEND SECTION 13.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’.

CASCO TOWNSHIP, ALLEGAN COUNTY, MICHIGAN HEREBY ORDAINS:

Section 1. Amendment of Section 2.05. Section 2.05 – Definitions – D is amended to add the following defined term in alphabetical order:

DAYTIME GUEST

Individuals who are not listed on a lease agreement, but stay at a Short Term or Long Term Rental from sunrise to sunset.

Section 2. Amendment of Section 2.13. Section 2.13 – Definitions – L is amended to add the following defined term in alphabetical order:

LONG TERM RENTAL

The rental of any Single-Family Dwelling for a term of twenty-eight (28) consecutive days or more in any calendar year.

Section 3. Amendment of Section 2.15. Section 2.15 – Definitions – N is amended to add the following defined term in alphabetical order:

NEIGHBOR

A property owner or tenant that owns or occupies a lot or building located adjacent, abutting, or within three-hundred (300) feet of any lot line of the lot to which the property owner or tenant is considered a Neighbor.

Section 4. Amendment of Section 2.16. Section 2.16 – Definitions – O is amended to add the following defined terms in alphabetical order:

OWNER

A person holding legal or equitable title to a Single-Family Dwelling. An Owner may designate an agent to perform duties or receive notice under this Ordinance.

OWNER'S AGENT

An individual designated by the Owner to oversee the rental of a Single-Family Dwelling and to respond to calls from renters, Neighbors, concerned citizens, and representatives from the Township.

Section 5. Amendment of Section 2.18. Section 2.18 – Definitions – R is amended to add the following defined term in alphabetical order:

RENT OR RENTAL

The permission, provision, or offering of possession or occupancy of a Single-Family Dwelling with some type of remuneration paid to the Owner for a period of time by a person who is not the Owner, pursuant to a written or verbal agreement.

Section 6. Amendment of Section 2.19. Section 2.19 – Definitions – S is amended to add the following defined term in alphabetical order:

SHORT TERM RENTAL

The rental of any Single-Family Dwelling for a term of less than twenty-eight (28) days in any calendar year; the definition does not include the use of campgrounds, hotel rooms, transitional housing operated by a non-profit entity, group homes such as nursing homes and adult foster care homes, hospitals, or housing provided by a substance-abuse rehabilitation clinic, mental-health facility, or other health-care related clinic.

Section 7. Amendment of Chapter 3. Chapter 3 – General Provisions is amended to include a new Section 3.39 which reads as follows:

SECTION 3.39 RENTAL OF SINGLE-FAMILY DWELLINGS

All Short Term and Long Term Rentals as defined in Chapter 2 shall be subject to the following regulations and performance standards:

A. Regulations applicable to Short Term and Long Term Rentals.

1. Lighting: All lighting on the lot shall be fully cut-off, downward-facing, dark-sky compliant, and shall not cast glare or light beyond any lot line.
2. Parking: Parking shall comply with the standards of Chapter 18 and Section 3.24.
3. Signage: Signage, if permitted, shall comply with the standards of Section 19.07.
4. Fire pit: A fire pit shall not be less than twenty-five (25) feet from any structure or building or combustible materials. The maximum size shall be three (3) feet wide by two (2) feet high, per the regulations set forth by SHAES (South Haven Area Emergency Services or any successor organization) as of November 1, 2017, or as amended.
5. Tents: Beach tents or camping tents shall not be permitted between sunset and sunrise.
6. Accessory uses: Accessory uses shall be regulated by applicable Township ordinances, including all requirements of this Ordinance.

Section 8. Amendment of Section 5.02. Section 5.02 – Permitted Uses and Special Uses is amended such that the following land uses are added in alphabetical order:

USES	AG
Long Term Rental	P
Short Term Rental	P

Section 9. Amendment of Section 6.02. Section 6.02 – Permitted Uses and Special Uses is amended such that the following land uses are added in alphabetical order:

USES	RR
Long Term Rental	P
Short Term Rental	P

Section 10. Amendment of Section 7.02A. Section 7.02A – Permitted Uses and Special Uses is amended such that the following land uses are added in alphabetical order:

USES	LR-A
Long Term Rental	P
Short Term Rental	P

Section 11. Amendment of Section 7.02B. Section 7.02B – Permitted Uses and Special Uses is amended such that the following land uses are added in alphabetical order:

USES	LR-B
Long Term Rental	P
Short Term Rental	P

Section 12. Amendment of Section 8.02. Section 8.02 – Permitted Uses and Special Uses is amended such that the following land uses are added in alphabetical order:

USES	LDR
Long Term Rental	P
Short Term Rental	P

Section 13. Amendment of Section 9.02. Section 9.02 – Permitted Uses and Special Uses is amended such that the following land uses are added in alphabetical order:

USES	MDR
Long Term Rental	P
Short Term Rental	P

Section 14. Amendment of Section 11.02. Section 11.02 – Permitted Uses and Special Uses is amended such that the following land uses are added in alphabetical order:

USES	PC-1
Long Term Rental	P
Short Term Rental	P

Section 15. Amendment of Section 12.02. Section 12.02 – Permitted Uses and Special Uses is amended such that the following land uses are added in alphabetical order:

USES	C-2
Long Term Rental	P
Short Term Rental	P

Section 16. Amendment of Section 13.02. Section 13.02 – Permitted Uses and Special Uses is amended such that the following land uses are added in alphabetical order:

USES	I
Long Term rental	P
Short Term Rental	P

Section 17. Effective Date. The foregoing amendment to the Casco Township Zoning Ordinance was approved and adopted by the Township Board of Casco Township, Allegan County, Michigan on January 24, 2018, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended. This Ordinance shall be effective on _____, 2018, which date is eight days after publication of the Ordinance as is required by Section 401 of Act

110, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Allan Overhiser,
Township Supervisor

Cheryl Brenner,
Township Clerk

Casco 25 Short Term Rental Zoning Text Amendment Ordinance RAB 01252018

CERTIFICATE

I, Cheryl Brenner, the Clerk for the Township of Casco, Allegan County, Michigan, certify that the foregoing Casco Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on January 24, 2018. The following members of the Township Board were present at that meeting: _____

_____. The following members of the Township Board were absent: _____.

The Ordinance was adopted by the Township Board with members of the Board _____

_____ voting in favor and members of the Board _____ voting in opposition. A copy of the Ordinance or a summary

was published in the _____ on _____, 2018.

Cheryl Brenner, Clerk
Casco Township

Casco 25 Short Term Rental Zoning Text Amendment Ordinance RAB 01252018
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