

REQUEST

Discuss Zoning Ordinance revisions to the Bed and Breakfast ordinance

HISTORY

#200115-07 – Discuss Ordinance Revision for Bed and Breakfast/[Short Term Rental](#)

There was discussion about the proposed ordinance change with the language as directed by the Planning Commission. There was also discussion about the recent huge increase in the cost to publish the required legal notices in the Grand Rapids Press. It was noted that the Township would bear the burden of the entire expense if the publication was done at the initiation of the Planning Commission since this was not a result of a submitted application accompanied by a paid fee. The determination was to delay action until such time as another ordinance change has to be published in order to reduce some of the cost of publication. If nothing arises in the next few months, this ordinance revision could be discussed again in the summer. This ordinance revision was at the request of only one person interested in changing the ordinance in order to have a business of a bed and breakfast at their house and they have not submitted a paid application for the ordinance revision.

PROPOSED REVISIONS

Definition:

Sec. 2.8 BED AND BREAKFAST ESTABLISHMENT [AND A SHORT TERM RENTAL.](#)

A use within a detached single dwelling in which transient guests are provided a sleeping room, breakfast [\(optional\)](#) and access to bathing and lavatory facilities in return for payment.

AG district:

Sec. 6.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(O) Bed and breakfast establishments and [short term rentals.](#)

LDR district:

Sec. 8.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(P) Bed and breakfast establishments and [short term rentals.](#)

MDR district:

Sec. 9.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(G) Bed and breakfast establishments and [short term rentals.](#)

MHR district:

Sec. 10.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met:

(B) Bed and breakfast establishments and **short term rentals.**

Special Use Standards:

Sec. 20.1 SCOPE.

(D) Bed and breakfast establishments and **short term rentals.**

Sec. 20.4 SITE DESIGN STANDARDS.

(D) Bed and breakfast establishments and short term rentals.

- (1) The establishment shall be directly serviced by public water and sanitary sewer services; **exception-if the parcel is a minimum of one acre, the establishment may be serviced by a septic system and well if satisfactory reports for each are provided from the health department.**
- (2) **The establishment shall be located on property with direct access to a paved public road.**
- (3) No such use shall be permitted on any property where there exists more than one (1) other bed-and-breakfast establishment within **seven hundred fifty (750) feet,** measured between the closest property lines.
- (4) Such uses shall only be established in a detached single family dwelling.
- (5) Parking shall be located to minimize negative impacts on adjacent properties **and shall be met on site and off the street.**
- (6) The lot on which the establishment is located shall meet the minimum lot size requirements of the zone district.
- (7) The number of guest rooms in the establishment shall not exceed three (3), plus one (1) additional guest room for each ten thousand (10,000) square feet or fraction thereof by which the lot area of the use exceeds one (1) acre, not to exceed seven (7) guest rooms in any case.
- (8) **Maximum occupancy is limited to two (2) adults and two (2) children (defined as a person under the age of 18 years of age) per guest room.**
- (9) Exterior refuse storage facilities beyond what might normally be expected for a detached single family dwelling shall be prohibited.
- (10) Only one sign shall be allowed for identification purposes. Such sign shall be non-illuminated and un-animated, be mounted flat against the wall of the principal building and not exceed four (4) square feet in area.
- (11) The establishment shall contain the principal residence of the operator **and the resident shall reside on the premises at all periods when the use is in operation.**
- (12) Accessory retail or service uses to a bed-and-breakfast establishment **or short term rental** shall be prohibited, including but not limited to gift shops, antique shops, restaurants, bakeries, and so forth.
- (13) **Separate cooking facilities are prohibited.**
- (14) **Sidewalks shall be provided adjacent to all public and private streets as per Township specifications.**
- (15) **Breakfast may be served only to the operator's family, employees, and overnight guests.**

Sec. 26.8 TABLE OF OFF-STREET PARKING REQUIREMENTS

Bed and breakfast **and short term rentals.**

Motion: To initiate a Zoning Ordinance amendment as follows and for the public notices and public hearing to be held simultaneously with another application: