PROPOSED ORDINANCE #378

AMENDMENT TO THE VILLAGE OF ELK RAPIDS ZONING AND UNIFIED DEVELOPMENT CODE

AN ORDINANCE FOR THE EXERCISE OF MUNICIPAL ZONING OF THE VILLAGE OF ELK RAPIDS AND FOR THE HEALTH, SAFETY AND WELFARE OF THE PERSONS AND PROPERTY IN THE VILLAGE OF ELK RAPIDS.

THE VILLAGE OF ELK RAPIDS ORDAINS TO AMEND THE VILLAGE OF ELK RAPIDS ZONING AND UNIFIED DEVELOPMENT CODE AS FOLLOWS:

AMEND SECTION 151.02 DEFINITIONS

ADOPT DEFINITION:

SHORT TERM RENTAL: The rental of a residential property for a duration of less than thirty (30) days which meets the requirements of § 160.23 of this Zoning and Unified Development Code.

AMEND SECTION 160.24 SATELLITE SIGNAL RECEIVING ANTENNA

AMEND §160.24 by changing section number to §160.25.

AMEND SECTION 160.23 GROUP DAY CARE HOMES AND CHILD CARE CENTERS

AMEND §160.23 by changing section number to §160.24.

ADOPT NEW SECTION 160.23

ADOPT new Section 160.23 as follows:

§ 160.23 SHORT TERM RENTAL:

(A) Short term rentals of single family homes are permitted in all residential zoning districts provided:

(1) The impact of the establishment is no greater than that of a private home with house guests.

(2) Rental activities shall not alter the essential character of the lot or structure in terms of use or appearance.

AMEND SECTION 159.06 TABLE OF PERMITTED USES

ADOPT new sub-division 9924, allowing Short Term Rentals as a Conditional Use in the R-1, R-2, R-3 and RM Districts.

§ 159.06 TABLE OF PEMITTED USES:

TABLE OF PERMITTED USES (§ 159.06)										
R = A use allowed by right (§ 159.03) C = Uses allowed under certain conditions (See § 160.01) S = Uses allowed only with the issuance of a special Use permit (See § 161.01)		R-1	R-2	R-3	RM	B-1	B-2	B-3	I-1	P
Division (K) Non-classifiable establishments										
99	Non-classified uses									
992	Principal residential uses									
9921	Single-family dwellings (§ 160.16) (§ 157.02 (A),(B)) (§ 158.25(5))	R	R	R	R	C	C	C		
9922	Two-family dwellings (§ 160.16) (§ 158.25(5))	R	R		R		C			
9923	Multi-family dwellings (§ 161.20)				S					
9924	**Short Term Rentals**	**C**	**C**	**C**	**C**					
9925	Mobile home park (§ 161.21)				S					
9926	Mobile home subdivision				S					
	(Ch. 153: plats)	C	C	C	C					
9927	Mobile homes in res. district (§ 160.11)	C	C	C	C					
9928	Model dwelling unit (§ 160.12)									
993	Accessory residential uses	R	R	R	R	C	C	C		
9931	Acces. building, structure or use (§§ 156.04(E), 160.16(B)(3))	C	C	C	C					
9933	Home occupation (§ 160.22)	C	C	C	C					
9935	Stor. of rec. veh. And watercraft (§ 160.13)	S	S	S	S	S	S	S	S	S
995	Planned unit developments (Ch. 153: P.U.D.)									
996	Misc. accessory uses	S	S	S	S	S	S	S	S	S
9962	Satellite signal receivers (§ 161.23)	R	R	R	R	R	R	R	R	R
9963	Solar collectors	C	C	C	C	C	C	C	C	C
9966	Swimming pools	C	C	C	C	C	C	C	C	
9969	Yard sales (§ 160.17)									
997	Public and private utilities	R	R	R	R	R	R	R	R	R
9971	Cable television								S	
9972	Radio, television or micro towers (§ 161.24)							S		
9976	Util. service stor. yard or bldg. (§ 161.02) (§ 161.17)							S		
998	Planned shopping center (§ 161.25)							S		
9991	Sexually oriented business (§ 161.28)									