

**AMENDMENT TO Section 154.135  
Burtchville Township Zoning Ordinance**

WHEREAS, this is an Ordinance to Regulate Use of Single Family Homes as Short Term Rental Properties;

WHEREAS, The Township of Burtchville hereby ordains and adopts a special land use approval for short term rentals consistent with the use and regulations for residential districts as follows:

1. Article XV, page 19 shall be amended to identify the following sections consistent with the amendment set forth herein as follows:

154.135      Short term rental of residential property  
154.136      List of special approved land uses by district

2. Article XV, Section 154.003 of the Burtchville Township Zoning Ordinance shall be amended to include a Definition for Short Term Rental and renumber remaining sub-sections as follows:

A.      (160) **Short Term Rental.** The rental of a single family residential home for a period of at least seven (7) but less than thirty (30) days.

B.      Existing sub-section (160) **Signs** shall be renumbered (161) and each subparagraph renumbered by the next consecutive number after its current sub-section number through (188) **Ordinary High Water Mark.**

3. Article XV, Section 154.135 et seq. shall be amended and renumbered 154.136 and include in alphabetical order as follows:

Short term rental of residential property 154.135 R-1A, R-1B, R-1C, R-2, A/R.

4. The following provisions are adopted and inserted into the Burtchville Township Ordinance as Section 154.135:

Section 154.135. Short Term Rental of Single Family Homes may be permitted in R-1A and R-1B, R-1C, R-2 and RM Districts, subject to the following restrictions:

- a.      A short term rental is a rental of residential property for a minimum of seven (7) days and less than thirty (30) days. Short term rentals of six (6) days or less shall not be permitted. Rentals of single family residential property for thirty (30) days or more are exempt from the provisions of this Section.
- b.      The occupancy of the short term rental property shall be limited to two (2) persons for each approved bedroom in the single family home. Upon application, the premises shall be inspected by the Burtchville Township

Zoning Administrator to determine the number of bedrooms and compliance with applicable building codes.

- c. The short term rental shall not be permitted for the purpose, in whole or in part, for a reception, event or party.
- d. Day time guests shall not exceed the amount of people permitted for overnight occupancy and shall leave the premises by 10:00 p.m..
- e. No overnight guests in excess of the number of persons identified in Paragraph b above shall be permitted.
- f. The number of cars on the premises at any one time shall be limited to one (1) car for each approved bedroom.
- g. The property shall have adequate off street parking for the parking of cars allowed hereunder.
- h. The property owner shall designate a property manager, who shall reside within twenty-five (25) miles of the property and provide twenty-four hour a day, seven days a week contact information for the manager during all times the premises are rented.
- i. The property shall otherwise be used in compliance with all other Burtchville Township Ordinances.
- j. The property owner shall have each adult rental occupant sign an acknowledgment that the renter has been advised of rules 4b-i above.
- k. The property owner shall maintain records of each short term lease, number of occupants and registered cars for twelve (12) months, which records shall be supplied to the Township upon request of the Zoning Administrator or Supervisor.
- l. Any special land use permit approved by the Planning Commission shall be issued to the applicant, and upon transfer of ownership the succeeding owner must re-apply and provide updated property manager information.
- m. The property owner shall provide proof of liability insurance covering the short term rental activity.
- n. The property owner shall provide a Sewage Disposal Evaluation from the St Clair County Health Department indicating no known problems or code violations.

EFFECTIVE DATE

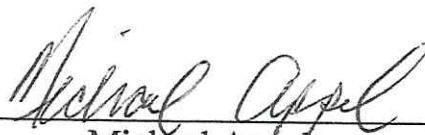
This Ordinance shall be effective thirty (30) days after publication.

The above and foregoing amended Ordinance was introduced at a regular meeting of the Burtchville Township Board of Trustees on the 17<sup>th</sup> day of April 2017, and was duly adopted at the meeting of the Burtchville Township Board of Trustees on the 20<sup>th</sup> day of November 2017



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Robert Bailey  
Burtchville Township Clerk



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Michael Appel  
Burtchville Township Supervisor

Date Introduced: 4/17/2017  
Date Adopted: 11/20/2017  
Date Published: 11/30/2017  
Date Effective: 1/01/2018