

Ordinance Number _____

**Amendment to the Ford River Township Zoning Ordinance
for Short-Term Rental Regulations**

THE TOWNSHIP OF FORD RIVER, DELTA COUNTY, ORDAINS:

Section 1: The following terms and definitions are amended in Article II, Section 202 to include them in the correct alphabetical location:

Local Contact Person: A property manager, owner or agent of the owner who is available to timely respond to rental and neighborhood questions or concerns, or any agent of the owner authorized to take timely remedial action and respond to any violation of this Ordinance and/or complaints.

Resort: A building or series of buildings under common ownership that provides interrelated visitor and vacation services and are intended to serve the community and the travel needs through the area. Typical uses include but are not limited to: overnight, weekly, or monthly accommodations, meeting rooms, convention and banquet facilities, administrative facilities, maintenance facilities, resort recreation facilities, and restaurant and retail uses which are customarily appurtenant to such uses.

Short-term Rental: The rental of a single dwelling unit on an individual lot for fewer than 30 consecutive days via any platform, method, or agreement. A short-term rental use shall not occur in a recreational structure that does not meet the dwelling unit requirements of this Ordinance.

Section 2: The wording of Article III, Section 308 – District R-2: Residential Two, Subsection (D) Conditional Uses Permitted by Special Use Permit is amended to strike “7. Motels and Resorts” and recodify the numbering of uses within the subsection.

Section 3: The wording of Article III, Section 313 – District C: Commercial, Subsection (B) Principal Permitted Uses is amended to include “Short-term Rentals” within the text of the subsection.

Section 4: The wording of Article IV, Section 415 – Off-Street Parking Requirements is amended to include a new row “Short-term Rentals” with the requirement of four (4) spaces required per dwelling unit.

Section 5: A new section in Article IV is inserted as “Section 423 Short-Term Rentals” to be formatted as follows:

Section 423 Short-term Rentals

- A. An application for the use of a property as a short-term rental shall include:
1. A site plan consistent with the requirements of Section 503 of this Ordinance.
 2. A sketch of the short-term rental’s interior floor plan, indicating the location of available bedrooms.
 3. A statement calculating the occupancy capacity of the short-term rental based upon a formula of two (2) persons per legal bedroom, plus two (2) persons per

occupied finished story containing habitable space. Accessory structures, recreational vehicles, or tents placed upon a parcel hosting a short-term rental shall not be included in any calculation of capacity.

4. The name, address, telephone number, and email address of the property owner.
 5. The name, address, telephone number, and email address of at least one local contact person who shall be responsible for handling any problems that arise with the rental property.
- B. All Short-Term Rentals must comply with the Ford River Township Short-Term Rental Ordinance and all other related ordinances.
- C. A Short-Term Rental shall not be sited on a property that is accessed by a shared driveway or private road that does not meet the requirements of Section 607 of this Ordinance.

Section 6: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 7: The amendments to the Ford River Township Zoning Ordinance shall be in full force and effect seven days following the publication of the notice of adoption in the Escanaba Daily Press.

ORDINANCE ADOPTED BY TOWNSHIP BOARD: _____

PUBLICATION OF NOTICE OF ADOPTION: _____

ORDINANCE EFFECTIVE: _____

