

**GOLDEN TOWNSHIP
Oceana County, Michigan**

**Ordinance #52
Adopted: January 16, 2018
To Replace Ordinance #51**

SHORT-TERM RENTAL ORDINANCE

The Township of Golden, Oceana County, Michigan Ordains:

Article 1: Intent, Purpose, and Short Title

Section 1.1 Intent and Purpose

The Golden Township Board has determined that to protect the health, safety, and general welfare of its residents and visitors it is necessary to set rules and require permits for the short-term rental of single family and two family dwellings within the township.

Section 1.2 Short Title

This Ordinance shall be Known and may be cited as the Golden Township Short-Term Rental Ordinance, and hereafter be referred to as “this ordinance”.

Article 2: General Interpretations and Definitions

Section 2.1 General Interpretations

For the purposes of construction and application of this ordinance the following shall apply. Words used in the present tense include the future tense, words used in the singular include the plural, and words use in the plural include the singular. The word “shall” is always mandatory and not discretionary or directory. Any word or term that is not defined shall be defined by common or standard usage. The term “the township” shall mean Golden Township in Oceana County, Michigan.

Section 2.2 Definitions

Dwelling: One or more rooms designed for occupancy and used as a self-contained housekeeping unit for one family, including kitchen, sleeping, and sanitary facilities.

Family: Family means one person, two persons, two unrelated persons; or where there are more than two persons residing in a dwelling, persons classified as constituting a family shall be husband, wife, son, daughter, brother, sister, grandfather, grandmother, grandson, granddaughter, aunt, uncle, step-children, legally adopted children, or any combination of the above persons living together in a single dwelling unit.

Domestic Unit: A domestic unit is a collective number of individuals living together in one dwelling unit whose relationship is of regular and permanent nature and having a distinct domestic character or demonstrable and recognizable bond where each party is responsible for the basic material needs of the other and all living and cooking as a single housekeeping unit.

Proof: Anyone seeking the rights and privileges afforded a member of a family or a domestic unit by this ordinance shall have the burden of proof by clear and convincing evidence of each of the elements of a family or domestic unit.

Off Street Parking Space: an area on a lot or parcel of property, not within the setback area or a public or private right-of-way, nine feet wide and twenty feet long for parking vehicles or trailers. A vehicle and trailer together will constitute two parking places.

Short-Term Rental: a single-family dwelling, two-family dwelling and accessory buildings leased or occupied for non-agricultural rental purposes for periods of thirty days or less from April first thru November first each calendar year.

Single Family Dwelling: a dwelling that is designed for occupancy and use by one family with kitchen, sleeping, and sanitary facilities.

Sleeping Facilities: any room for sleeping that meets the state code for egress and contains a bed, hide-a-bed, futon, cot, bunk bed, or any item normally used for sleeping.

Two Family Residential Dwelling: a dwelling designed for occupancy and use by two families living independently of each other in separate dwelling units with kitchen, sleeping and sanitary facilities in each unit.

Article 3: Regulations

The following regulations shall apply.

Section 3.1: Overcrowding

No sleeping facility shall be occupied as to provide less than 300 cubic feet of air space per occupant, exclusive of bathrooms, toilet rooms, and closets.

Parking 3.2: Parking

The number of off street parking spaces for single-family or two-family residential dwelling used as a short-term rental shall be as follows:

1. Short-term rental on a lot up to 5000 square feet, maximum of four spaces.
2. Short-term rental on a lot of up to 8000 square feet, maximum of six spaces.
3. Short-term rental on a lot of 8001 square feet or more, a maximum of ten spaces.

Article 4: Application, permit, – fees, violations and remedies.

Section 4.1 Application

An application supplied by the township shall be submitted each year to the Zoning Administrator no later than January 31 for a permit to operate a single-family or two-family dwelling as a short-term rental. The application shall contain the number of sleeping facilities, the lot size in square feet, the number of allowed parking spaces, **and other requirements deemed necessary by the Township to meet the intent and purposes of this ordinance.** A copy of the tenant rules shall be submitted with the application. (January 16, 2018)

Section 4.2 Permit

Upon receipt of the application and fee the Zoning Administrator shall approve or deny the permit. If the application is denied it must be done in writing within ten business days of the denial and state the reason for denial. A permit shall be denied **or revoked** for misrepresentation or fraudulent information on the application or failure to meet all the ordinance **and application** requirements. An approved permit shall be good for one year. The permit may be revoked for failure to follow the requirements of the ordinance during its term. (January 16, 2018)

Section 4.3 Application Fee

The application fee shall be set by the township and reviewed annually. It shall be submitted with the application and is not refundable for denial.

Section 4.4 Violation and remedies

It shall be a violation of this ordinance to rent or lease a short term rental unit, or to accept payment for a future short term rental, or to advertise a single family dwelling, two family dwelling or accessory buildings for future short term rental without first obtaining a permit under this ordinance. In addition to any penalty or fine or other remedy otherwise allowed, a court may award injunctive relief, and shall award costs and attorney fees, for a violation of this short term rental ordinance. (January 16, 2018)

Article 5: Effective Date

Section 5.1

This Ordinance was duly enacted by the Golden Township Board at a regularly scheduled meeting on January 16, 2018 and published in the Oceana Herald Journal. The effective date shall be February 24, 2018.