

(1) Short Term Rentals-Owner Occupied. Short term rentals—owner occupied, shall be permitted in all residential zoning districts, but shall not be located within 300 feet of any bed and breakfast nor any other short-term rental (owner occupied or non-owner occupied). The buffer requirement does not apply to homes with address on S. Franklin Street, Genesee Street between Parker Street and Churchgrove Road, E. Jefferson Street between S. Main Street and the City limits, and N. Main Street. The use must meet all of the following standards:

- a. Shall not employ anyone who does not reside at the dwelling.
- b. Shall be operated entirely within the principal dwelling.
- c. Shall not involve the alteration or construction not customarily found in a dwelling.
- d. Shall not use more than 25 percent of the total square footage of the dwelling and no more than 2 bedrooms. At no time shall the number of total guests exceed four lodgers.
- e. Shall not generate traffic volumes greater than that normally associated with residential land use.
- f. Shall operate in such a way as that all needed parking is provided on-site and not in the street. If additional on-site parking is needed it should be approved by the zoning administrator and installed and designed in such a way as is common in single family neighborhoods. If outdoor lighting is provided for the parking locations, it must be approved by the zoning administrator. It shall not exceed typical residential installation and be located in such a way as to screen neighboring properties.
- g. Shall have a minimum of two exits and meet all the requirements and regulations of the City's Housing Code per City Code Chapter 61.
- h. If the property is located in the City's Historic Preservation District, the sign permit request must be approved by the Historic Preservation District Commission.
- i. Each short-term rental must maintain a guest register.
- j. All licenses shall be issued, transferred, suspended or revoked per City Code Chapter 71.

(2) Short Term Rentals–Non-owner Occupied. Short term rentals–non-owner occupied are permitted in all multi-family (RCM) residential districts or in legal, nonconforming residential structures (used solely for residential purposes) located in an office (O), commercial (MU-PUD, B-2, B-3, CL-PUD) or industrial (I) zoning districts, but shall be no closer than 300 feet to any other short-term rental or bed and breakfast.

The buffer requirement does not apply to homes with address on S. Franklin Street, the north side of Genesee Street between Parker Street and Churchgrove Road, E. Jefferson Street between S. Main Street and the City limits, and N. Main Street. The use must meet all of the following standards:

- a. Shall provide a local agent, residing within 30 miles of the property. This agent, if not the owner, shall be the responsible party for the property and provide a 24-hour contact phone number that will be made available to the police, the City and all adjoining property owners.

- b. All sleeping areas shall be operated entirely within the principal dwelling.
- c. Shall not involve the alteration or construction not customarily found in a dwelling.
- d. Total Number of Guests.
 - i. Overnight. At no time shall the number of total overnight guests exceed 12 lodgers, excluding those under the age of 4.
 - ii. Daytime. The maximum number of total guests and visitors allowed at short-term rental-nonowner occupied dwellings at any time shall not exceed up to eighteen (18) persons, excluding children under four (4) years of age, except for no more than twelve (12) days per year, as approved by the operator.
- e. Shall not generate traffic volumes greater than that normally associated with residential land use.
- f. Shall operate in such a way as that all needed parking is provided on-site and not in the street. If additional onsite parking is needed it should be approved by the zoning administrator and installed and designed in such a way as is common in single family neighborhoods. If outdoor lighting is provided for the parking locations, it must be approved by the zoning administrator. It shall not exceed typical residential installation and be located in such a way as to screen neighboring properties.
- g. Shall have a minimum of two exits and meet all the requirements and regulations of the City's Housing Code per City Code Chapter 61.
- h. If the property is located in the City's Historic Preservation District, the sign permit request must be approved by the Historic Preservation District Commission.
- i. Each short-term rental facility must maintain a guest register.
- j. All licenses shall be issued, transferred, suspended or revoked per City Code Chapter 71.

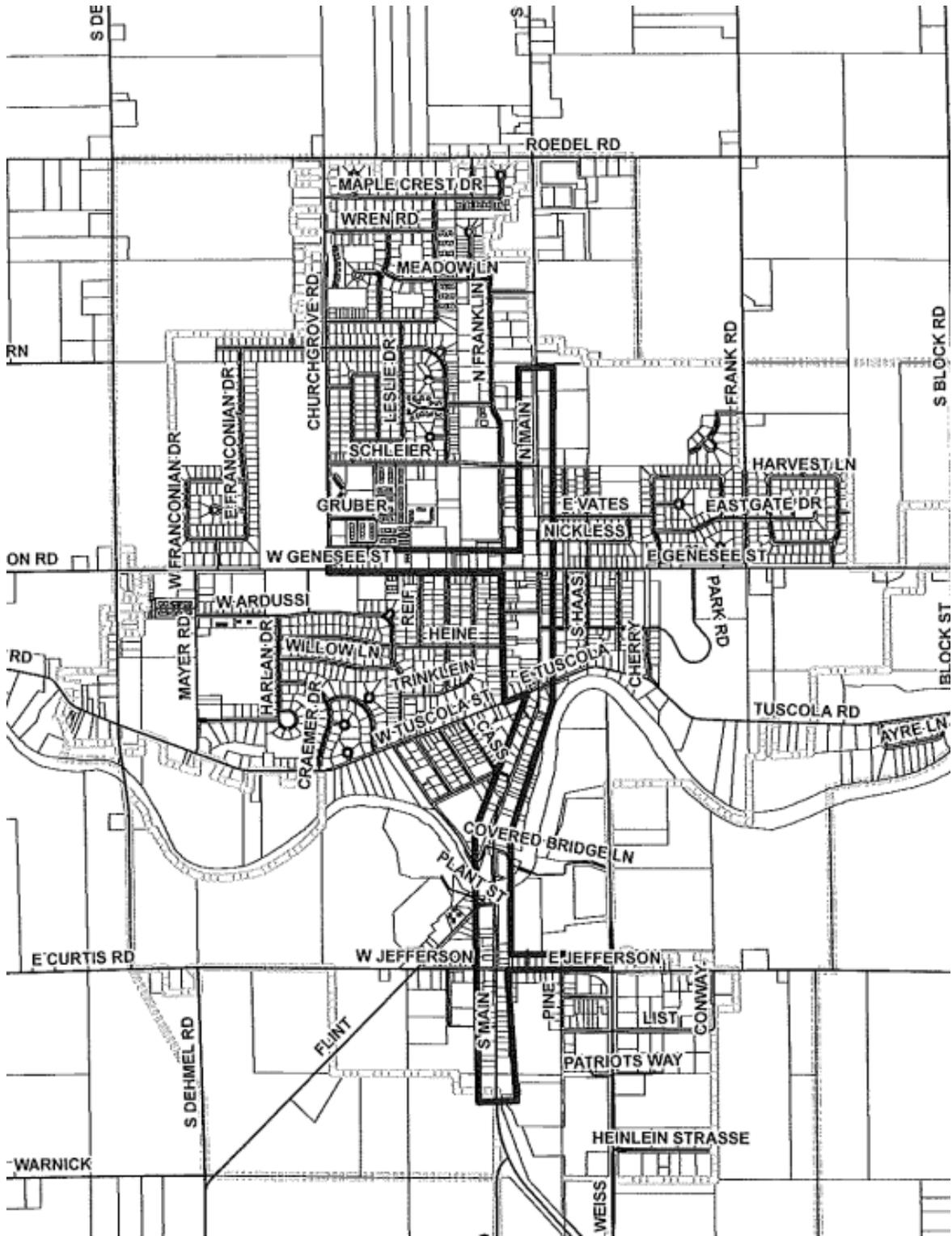
(3) Other Requirements for Short Term Rentals.

- a. Applicants for short term rental-non-owner-occupied permits must be submitted by the property owner(s).
- (c) Tents and RVs are not allowed as a part of short term rentals.
- (d) Posting of Standards. The owner shall post local City regulations and rules provided by the City during the application process, in a prominent place within the vacation home and include it as part of all rental agreements. All advertising handouts, flyers, or any other information provided for vacation home rentals shall conform to the approved occupancy limits and standards as stated on the vacation home rental permit. The name and phone number of the designated representative and the vacation home permit shall be posted in a conspicuous place near the entrance to the vacation home.

- (e) A single, non-illuminated, non-animated sign which identifies the home of not more than one (1) square foot in area may be erected on the front wall of the building. Free standing signs are prohibited. If the property is located in the City's Historic Preservation District, the sign permit request must be approved by the Historic Preservation District Commission.
- (f) Each short term rental–non-owner occupied home must maintain a guest register that includes name, address and contact information for all occupants of the home.
- (g) A complete floor plan of the dwelling unit and an off-street parking plan shall be submitted with the initial application for operation of a short term rental–non-owner occupied.
- (h) The City Council shall determine by resolution from time to time, the fee for vacation home applications and annual renewals.
- (4) Limit on Number of Short Term Rentals.** Short term rentals–non-owner occupied shall be limited to ten permits, with the exception that short term non-owner occupied permits located on Main Street shall not count against the total number permitted.
- (5) Authorization.** Requests for a short term rental facility permit shall be processed and issued as a Special Use Permit and such license is subject to annual renewal.

This ordinance shall take effect twenty (20) days after its adoption, as provided in the City Charter.

We, the undersigned, Mayor and Clerk of the City of Frankenmuth, Michigan do hereby certify that the above Ordinance No. 2019-02 of the City of Frankenmuth was introduced at a regular meeting of the City Council held on Tuesday, February 6, 2019, and was thereafter approved at a regular session of the City Council held on Tuesday, March 6, 2019.



The outlined area represents where Short Term Rental are permitted