



## **B&B/SHORT TERM RENTALS GUIDE (12/2020)**

**City of Frankenmuth**  
240 W. Genesee Street  
Frankenmuth, MI 48734-1398  
Phone: (989) 652-9901

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**Note: The below information is intended as a summary. Please refer to the City's Zoning & Planning Code (amended by Ordinance No. 2019-02 & 2020-07) for a complete copy of all regulations.**

**1. Bed and Breakfast\* (B&B) Definition:** A private residence offering sleeping accommodations for rent in the innkeeper's residence in which the innkeeper resides while renting the rooms to the lodgers, serving breakfast at no additional cost for no more than 16 consecutive days.

**Zoning Requirements:** B&B's are permitted in all residential zoning districts and in residences that are non-conforming uses in commercial zoning districts, but cannot be located on the same block face as another B&B and must be 300 ft or greater from any other B&B/Short-term rental unless on specified streets (S. Franklin Street, Genesee Street between Parker Street and Churchgrove Road, E. Jefferson Street between S. Main Street and the City limits, and Main Street).

*\* Such uses are subject to a Public Hearing before, and approval by, the Planning Commission.*

**Site Requirements:** B&B Building. Cannot exceed 25% of total square footage of the dwelling or 4 bedrooms and cannot exceed 2 adults and 2 children per room. The dwelling shall not involve construction or alterations that are specific for use as a B&B and must have 2 exits. Notes: (1) Additional requirements not listed herein. (2) There may be additional Building Code requirements.

**Signage.** One standard sign to identify the B&B must be no greater than 1 sq foot and can be erected on the front wall of the residence.

**Operational Requirements:** The B&B cannot employ more than two people and must be operated throughout the entire dwelling. The dwelling shall not generate volumes greater than that normally associated with residential land use. The B&B shall have all parking on site and any additional parking must be approved by the zoning administrator. Each facility must also maintain a guest register, and is subject to annual audit.

**2. Short Term Rental\* (STR) Definitions:** Tents and RV's are not considered short-term rentals.

(1) Short term rental–non-owner occupied. A dwelling unit that is rented for transient use by any person other than the primary owner for no more than 29 days.

(2) Short term rental–owner occupied. A private residence offering sleeping accommodations for rent at which the owner resides while renting no more than two rooms to no more than four lodgers for no more than 7 consecutive days. Anytime the rental is utilized, the owner must be at the premises.

**Zoning Requirements:** STR's are permitted in all multi-family (RCM) residential districts or in legal, nonconforming residential structures (used solely for residential purposes) located in an office, commercial, or industrial zoning district. They shall be no closer than 300 feet to any other short-term rental or bed and breakfast. This 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 Main Street.

*\* Such uses are subject to a Public Hearing before, and approval by, the Planning Commission.*

**Site Requirements:** STR Building. The dwelling shall not involve construction or alterations specific for use as an STR. It must have 2 exits as well as a guest register. A local agent must reside within 30 miles of the property with readily available contact. All sleeping areas must be operated inside of the dwelling and the overnight lodgers must not exceed 12 people while daytime guests shall not exceed 18. Please note there may be additional Building Code requirements.

**Signage.** One standard sign to identify the STR must be no greater than 1 sq foot and can be erected on the front wall.