

ORDINANCE NO. 257

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE SPRING LAKE TOWNSHIP ZONING ORDINANCE TO PERMIT SHORT-TERM RENTALS AND LIMITED SHORT-TERM RENTALS IN THE TOWNSHIP; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

THE TOWNSHIP OF SPRING LAKE, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Limited Short-Term Rental Definition. Section 213 of the Spring Lake Township Zoning Ordinance (the "Zoning Ordinance") shall be amended to include the following definition. (The rest of Section 213 shall remain unchanged.)

Limited Short-Term Rental: The rental of any Dwelling for any one or two rental periods of up to 14 days, not to exceed 14 days total in a calendar year.

Section 2. Short-Term Rental Definition. Section 220 of the Zoning Ordinance shall be amended to include the following. (The rest of Section 220 shall remain unchanged.)

Short-Term Rental: The rental or subletting of any Dwelling for a term of 27 days or less, but the definition does not include the use of campgrounds, hotel rooms, transitional housing operated by a non-profit entity, group homes such as nursing homes and adult foster care homes, hospitals, or housing provided by a substance-abuse rehabilitation clinic, mental-health facility, or other health-care related clinic.

Section 3. Short-Term Rentals and Limited Short-Term Rentals. Section 348A of the Zoning Ordinance shall be added and shall state in its entirety as follows.

Short-Term Rentals have historically been considered a commercial use, which have not historically been permitted in residential districts. Furthermore, the Township is committed to preserving its neighborhoods' residential character, minimizing potential nuisances, and maintaining its small-town character and scenic beauty. It intends to protect its residents and visitors from the potentially negative or harmful effects that can arise from commercial rentals, including the potential impact on the appearance, tranquility, and standard of living in its prime residential areas.

However, the Township also recognizes the potential benefits of tourism and additional lodging opportunities for visitors, as well as the financial benefit that Short-Term Rentals can bring to property owners in the Township. Therefore, the Township wishes to obtain a balance between these considerations and allow Short-Term Rentals and Limited Short-Term Rentals as set forth in Article Four of the Zoning Ordinance.

Section 4. Agricultural District, AG. Section 405.B of the Zoning Ordinance shall be amended to include the following permitted uses (the rest of Section 405.B shall remain unchanged).

Limited Short-Term Rental
Short-Term Rental

Section 5. Rural Residential District, RR. Section 406.B of the Zoning Ordinance shall be amended to include the following permitted uses (the rest of Section 406.B shall remain unchanged).

Limited Short-Term Rental
Short-Term Rental

Section 6. Low Density Residential-Resource, R-1. Section 407.B of the Zoning Ordinance shall be amended to include the following permitted use (the rest of Section 407.B shall remain unchanged).

Limited Short-Term Rental

Section 7. Medium Density Residential-Suburban, R-2. Section 408.B of the Zoning Ordinance shall be amended to include the following permitted use (the rest of Section 408.B shall remain unchanged).

Limited Short-Term Rental

Section 8. Medium Density Residential-Cottage, R-3. Section 409.B of the Zoning Ordinance shall be amended to include the following permitted uses (the rest of Section 409.B shall remain unchanged).

Limited Short-Term Rental
Short-Term Rental

Section 9. High Density Residential District, R-4. Section 410.B of the Zoning Ordinance shall be amended to include the following permitted uses (the rest of Section 410.B shall remain unchanged).

Limited Short-Term Rental
Short-Term Rental

Section 10. Mixed Use Commercial District, MU. Section 413.B of the Zoning Ordinance shall be amended to include the following permitted uses (the rest of Section 413.B shall remain unchanged).

Limited Short-Term Rental
Short-Term Rental

Section 11. Effective Date. The foregoing amendment to the Spring Lake Township Zoning Ordinance was approved and adopted by the Township Board of Spring Lake Township, Ottawa County, Michigan on March 27, 2017, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended. This Ordinance shall be effective on April 7, 2017, which date is eight days after publication of the Ordinance as is required by Section 401 of Act 110, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

John H. Nash,
Township Supervisor

H. Carolyn Boersma,
Township Clerk

CERTIFICATE

I, H. Carolyn Boersma, the Clerk for the Township of Spring Lake, Ottawa County, Michigan, certify that the foregoing Spring Lake Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on March 27, 2017. The following members of the Township Board were present at that meeting: John Nash, Carolyn Boersma, Jim Koster, Rick Homan, Ron Lindquist, Jerry Rabideau, and Rachel Terpstra. The following members of the Township Board were absent: None. The Ordinance was adopted by the Township Board with members of the Board Nash, Boersma, Koster, Homan, Lindquist, Rabideau, and Terpstra, voting in favor and members of the Board None, voting in opposition. The Ordinance or a summary of the Ordinance was published in the *Grand Haven Tribune* on March 30, 2017.

H. Carolyn Boersma, Clerk
Spring Lake Township