

CASCO TOWNSHIP
ALLEGAN COUNTY, MICHIGAN

Ordinance # --

AN ORDINANCE TO AMEND THE CASCO TOWNSHIP ZONING ORDINANCE; TO AMEND SECTION 2.05, DEFINITIONS – D TO ADD NEW DEFINITION ‘DAYTIME GUEST’; TO AMEND SECTION 2.13, DEFINITIONS – L TO ADD DEFINITION ‘LONG TERM RENTAL’; TO AMEND SECTION 2.15, DEFINITIONS – N TO ADD DEFINITION ‘NEIGHBOR’; TO AMEND SECTION 2.16, DEFINITIONS – O TO ADD DEFINITIONS ‘OWNER’, ‘OWNER’S AGENT’, AND ‘OVERNIGHT GUEST’; TO AMEND SECTION 2.19, DEFINITIONS – S TO ADD DEFINITION ‘SHORT TERM RENTAL’; TO AMEND SECTION 3.20, DEFINITIONS – R TO ADD DEFINITION ‘RENT OR RENTAL’; TO AMEND CHAPTER 3 TO INCLUDE A NEW SECTION 3.39 PERTAINING TO RENTAL OF DWELLINGS; TO AMEND SECTION 5.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 6.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 7A.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 7B.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 8.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 9.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 11.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; TO AMEND SECTION 12.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’; AND TO AMEND SECTION 13.02, PERMITTED USES AND SPECIAL USES TO INCLUDE NEW PERMITTED USES CALLED ‘LONG TERM RENTAL’ AND ‘SHORT TERM RENTAL’.

CASCO TOWNSHIP, ALLEGAN COUNTY, MICHIGAN HEREBY ORDAINS:

Section 1. Amendment of Section 2.05. Section 2.05 – Definitions – D is amended to add the following defined term in alphabetical order:

DAYTIME GUEST

Individuals who are not listed on a lease agreement, but stay at a short term, long term or limited short term rental from sunrise to sunset.

Section 2. Amendment of Section 2.13. Section 2.13 – Definitions – L is amended to add the following defined term in alphabetical order:

LONG TERM RENTAL

The rental of any dwelling for a term of 28 consecutive days or more in any calendar year.

Section 3. Amendment of Section 2.15. Section 2.15 – Definitions – N is amended to add the following defined term in alphabetical order:

NEIGHBOR

A property owner or tenant that occupies a lot or dwelling located adjacent, abutting, or within three-hundred (300) feet of the lot line of another lot or dwelling.

Section 4. Amendment of Section 2.16. Section 2.16 – Definitions – O is amended to add the following defined terms in alphabetical order:

OWNER

A person holding legal or equitable title to a Single-Family Dwelling. An Owner may designate an agent to perform duties or receive notice under this Ordinance.

OWNER'S AGENT

An individual designated by the owner to oversee the rental of a dwelling unit and to respond to calls from renters, neighbors, concerned citizens, and representatives from the township.

OVERNIGHT GUEST

Individuals who are not listed on a lease agreement, but stay at a short term, long term or limited short term rental for the duration of a night.

Section 5. Amendment of Section 2.19. Section 2.19 – Definitions – S is amended to add the following defined term in alphabetical order:

SHORT TERM RENTAL

The rental of any dwelling for a term of less than 28 days in any calendar year; 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 6. Amendment of Section 2.20. Section 2.20 – Definitions – R is amended to add the following defined term in alphabetical order:

RENT OR RENTAL

The permission, provision, or offering of possession or occupancy of a Single-Family Dwelling with some type of remuneration paid to the Owner for a period of time by a person who is not the Owner, pursuant to a written or verbal agreement.

Section 7. Amendment of Chapter 3. Chapter 3 – General Provisions is amended to include a new Section 3.39 which reads as follows:

SECTION 3.39 RENTAL OF DWELLINGS

All limited short-term, short-term, and long term rentals as defined in Chapter 2 shall be subject to the following regulations and performance standards:

A. Regulations applicable to short-term, limited short-term and long term rentals.

1. Lighting: All lighting on the premises shall be fully cut-off, downward-facing, dark-sky compliant, and shall not cast glare or light beyond the property line.
2. Parking: Parking shall comply with the standards of Chapter 18 and Section 3.24.
3. Signage: Signage, if permitted, shall comply with the standards of Section 19.07.
4. Fire pit: A fire pit shall not be less than 25 feet from any structure or combustible materials. A portable outdoor fireplace shall not be less than 15 feet from any structure or combustible materials. The maximum size shall be three (3) feet wide by two (2) feet high, per the regulations set forth by SHAES as of 11.1.17, or as amended.
5. Tents: Beach tents or camping tents shall not be permitted between sunset and sunrise.
6. Accessory uses: Accessory uses shall be regulated by applicable Township ordinances. Any accessory uses not conforming to respective regulations may be considered a public nuisance per se subject to Section 21.04.

Section 8. Amendment of Section 5.02. Section 5.02 – Permitted Uses and Special Uses is amended such that the follow land uses are added in alphabetical order:

USES	AG
Long term rental	P
Short term rental	P

Section 9. Amendment of Section 6.02. Section 6.02 – Permitted Uses and Special Uses is amended such that the follow land uses are added in alphabetical order:

USES	RR
Long term rental	P
Short term rental	P

Section 10. Amendment of Section 7A.02. Section 7A.02 – Permitted Uses and Special Uses is amended such that the follow land uses are added in alphabetical order:

USES	LR-A
Long term rental	P
Short term rental	P

Section 11. Amendment of Section 7B.02. Section 7B.02 – Permitted Uses and Special Uses is amended such that the follow land uses are added in alphabetical order:

USES	LR-B
Long term rental	P
Short term rental	P

Section 12. Amendment of Section 8.02. Section 8.02 – Permitted Uses and Special Uses is amended such that the follow land uses are added in alphabetical order:

USES	LDR
Long term rental	P
Short term rental	P

Section 13. Amendment of Section 9.02. Section 9.02 – Permitted Uses and Special Uses is amended such that the follow land uses are added in alphabetical order:

USES	MDR
Long term rental	P
Short term rental	P

Section 14. Amendment of Section 11.02. Section 11.02 – Permitted Uses and Special Uses is amended such that the follow land uses are added in alphabetical order:

USES	C-1
Long term rental	P
Short term rental	P

Section 15. Amendment of Section 12.02. Section 12.02 – Permitted Uses and Special Uses is amended such that the follow land uses are added in alphabetical order:

USES	C-2
Long term rental	P
Short term rental	P

Section 16. Amendment of Section 13.02. Section 13.02 – Permitted Uses and Special Uses is amended such that the follow land uses are added in alphabetical order:

USES	I
Long term rental	P
Short term rental	P

Section 17. Severability. If any section, clause, or provision of this Ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the remainder of the Ordinance. The Township Board hereby declares that it would have passed this Ordinance and each part, section, subsection, phrase, sentence and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

Section 18. Repeal. Any existing ordinance or resolution that is inconsistent or conflicts with this Ordinance is hereby repealed to the extent of any such conflict or inconsistency.

Section 19. Effective Date. This ordinance shall be effective eight (8) days after its publication in a newspaper of general circulation within Casco Township.

ROLL CALL VOTE:

YES:

NO:

CASCO TOWNSHIP

Date: _____

By: _____
Allan W. Overhiser, Supervisor

Date: _____

By: _____
Cheryl Brenner, Clerk

Published Date: _____, 2017