

Township Of Millen  
Alcona County, Michigan  
Ordinance 21-03

An ordinance to amend the Millen Township Zoning Ordinance Sections 2.1, 3.5, 3.6, 3.7, 3.8, and 3.9 and Article 34 to allow Short Term Rental Facilities.

Millen Township, Alcona County, Michigan ordains:

**Section 1: Amendment to the Millen Township Zoning Ordinance.**

***That the Millen Township Zoning Ordinance, Section 2.1 (Definitions) is hereby amended to add the following definitions:***

Bedroom: Separate room or space with a door and a window used or intended to be used specifically for sleeping purposes.

Short Term Rental: A single family dwelling which furnishes transient accommodations for compensation for 28 calendar days or less and which is unoccupied by the owner during the time in which transient accommodations are furnished. A short term rental does not include a bed and breakfast facility or tourist home.

***That the Millen Township Zoning Ordinance, Section 3.5 (AG Agricultural District) is hereby amended to add the following:***

**Permitted Uses**

(add) 15. Short Term Rentals

***That the Millen Township Zoning Ordinance, Section 3.6 (R-1 Residential District) is hereby amended to add the following:***

**Permitted Uses**

(add) 15. Short Term Rentals

***That the Millen Township Zoning Ordinance, Section 3.7 (RR-1 Resort Residential District) is hereby amended to add the following:***

**Permitted Uses**

(add) 13. Short Term Rentals

***That the Millen Township Zoning Ordinance, Section 3.8 (R-2 Mixed Use District) is hereby amended to add the following:***

## Permitted Uses

(add) 7. Short Term Rentals

***That the Millen Township Zoning Ordinance, Section 3.9 (C-1 Commercial District) is hereby amended to add the following:***

## Permitted Uses

(add) 15. Short Term Rentals (in dwellings only)

***That the Millen Township Zoning Ordinance is hereby amended to add the following:***

## Article XXXIV - Short Term Rentals Regulations

Section 34.0 - Zoning Permit.

A separate zoning permit is required for each Short Term Rental property regardless of whether or not properties are under the same ownership.

Section 34.1 - Districts.

Short Term Rentals are a permitted use in the AG, R-1, RR-1, R-2, and C-1 (dwellings only) Districts.

Section 34.2 - Standards.

Short term rentals are permitted uses and required to abide by the regulations as set forth by this ordinance.

1. Only one (1) dwelling unit per parcel shall be leased, subleased, rented or sub-rented at any given time. All lodging is to be exclusively within the dwelling unit and not in a recreational vehicle, camper or tent.
2. Exterior: All exterior premises shall be kept free from any accumulation of junk or garbage.
3. Provisions for trash removal shall be provided. Trash shall be contained in properly sealed receptacles. There will be no overflow that will be attractive to vermin.
4. Nuisance. Activities on a Short Term Rental Property shall not constitute a Nuisance to neighboring properties by reason of noise, dust, odor, fumes, glare, lighting, vibrations or trespass.
5. Traffic. Vehicular traffic generated by the Short Term Rental shall not exceed that which would normally be expected in a residential neighborhood.
6. All parking associated with a Short Term Rental shall be out of the roadway and entirely onsite, in the garage, driveway or other improved area.
7. The number of occupants in a dwelling shall be two adults per bedroom.

- A. An owner may apply for permission to have the maximum occupancy of a Short Term Rental dwelling unit increased above the number established in 7. Applications shall be a special exceptions permit (procedures Article IV). The planning commission may grant the permit only upon determining that subsections (1) and (2) below are both satisfied:

(1) All of the following are provided:

- a. A parking site plan is provided allowing sufficient access for emergency vehicles.
- b. An automatic sprinkler system for all floors with one or more bedrooms.
- c. Fire alarm system
- d. Interconnected smoke alarm system.
- e. Fire rated corridors.
- f. Fire-rated stairwell enclosures on all stairways providing the primary means of
- g. Egress for one or more bedrooms.
- h. Fire-rated doors on all bedrooms.
- i. A sufficient number of emergency exits, suitably placed in relation to the designated bedrooms, as determined in the discretion of the Planning Commission.

(2) Due to one (1) or more of the following features or other similar features of the applicant's property, an increased maximum occupancy would not have an adverse effect on the surrounding properties:

- a. Isolation from properties used as residential dwellings.
- b. Size of the setbacks on the property.
- c. Provision of fencing or other screening from adjoining properties.
- d. Topography and layout of the applicant's property or of the adjoining properties.
- e. Other characteristics and uses of the properties within the vicinity of the Applicant's property.

8. Smoke Detectors and Carbon Monoxide Devices. The owner or local agent of a dwelling unit used for Short Term Rental shall:

- A. Install and maintain an operational smoke detector in each bedroom, and test such smoke detector at least every ninety days to ensure that they are properly functioning.
- B. Install and maintain at least (1) one operational approved carbon monoxide device on each floor and test such devices at least every ninety (90) days to ensure that they are functioning properly.

9. Events. Outdoor events, lawn parties, weddings or similar activities are not allowed on the site for more than the number of permitted occupants.

10. Pets. Pets shall be secured on the property or on a leash at all times. Dogs shall not be allowed to whine, yelp, bark or howl for a period of ten (10) minutes or longer.

11. Noise. Noise during quiet hours must be limited to that which does not disturb the quiet, comfort or repose of a reasonable person of normal sensitivities. Quiet hours shall be from 10:00 P.M. to 8:00 A.M.
12. Fires. No person shall start or maintain a fire except within provided devices or locations. Fires shall not be left unattended and must be fully extinguished. Only clean, dry wood may be burned.
13. Fireworks. Fireworks of any kind are not allowed on rental property except in accordance with state law.
14. Street address Posted within Dwelling Unit. The street address of the property shall be posted at two prominent locations within the dwelling unit in order to assist occupants in directing emergency service personnel in the event of an emergency. The address should be posted in the kitchen and near any telephone.

#### Section 34.3 - Local Agent

1. Each owner of a short Term Rental must designate a local agent who has access and authority to assume management of the unit and take remedial measures.
2. The local agent must be available twenty four (24) hours a day during the rental period and within forty-five (45) minutes travel time of the property (or portion there of) used for a Short Term Rental.
3. The township shall have on file the name, address and telephone number of the local agent.
4. An owner meeting the requirements of subsections one (1) and two (2) above may designate themselves as local agent.
5. The name, address and 24 hour available contact phone number shall be posted in a prominent first floor rental of any dwelling unit used for a Short Term Rentals as well as the maximum occupancy allowed by this ordinance.
6. Changes in ownership or the local agent shall given to the township.

#### Section 34.4 - Violations.

Failure to adhere to the standards shall be a violation of this ordinance per section XXVII.

#### **Section 2: Severability**

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

**Section 3: Saving Clause**

The Millen Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

**Section 4: Effective Date**

The ordinance changes shall take effect upon the expiration of seven days after the publication of the notice of adoption.

\_\_\_\_\_  
Millen Township Supervisor

\_\_\_\_\_  
Millen Township Clerk

I, \_\_\_\_\_, Clerk for Millen Township, hereby certify that the foregoing is a true and correct copy of Ordinance No. 3 of 2021 of Millen Township, adopted by at a meeting of the Township Board of Trustees held on \_\_\_\_\_.

A copy of the complete ordinance text may be inspected or purchased by contacting Millen Township Hall, at <http://millentownship.com/contact-us/>.

Adopted:  
\_\_\_\_\_

Published:  
\_\_\_\_\_

Effective:  
\_\_\_\_\_, subject to PA 110 of 2006 as amended.