



CITY OF YPSILANTI
SHORT-TERM RENTAL SUBCOMMITTEE
Thursday, March 20, 2025 @ 7:00 PM
Zoom - <https://us02web.zoom.us/j/87103258545>

I. CALL TO ORDER

II. ROLL CALL

- A. Steve Wilcoxon
Patrick McLean
Amber Fellows
Matt Dunwoodie
Amanda Smith
Brian Jones-Chance
Michelle Marin

III. AGENDA APPROVAL

- A. March 20th, 2025 Short-Term Rental Subcommittee Agenda

IV. RESOLUTIONS/MOTIONS/DISCUSSIONS

- A. Short-Term Rental Research and Discussion

V. ADJOURNMENT



City of Ypsilanti Short-Term Rental Ordinance

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03/20/2025

Defining Short-Term Rentals

Section 122-203. Definitions will have to be amended to define what short-term rentals are in the community. The definition could look something like this:

- **Short-Term Rental:** A short-term rental refers to the rental of a residential dwelling unit, or a portion thereof, for a period of less than 30 consecutive days, where the property is offered for rent to transient guests for compensation. These rentals may include but are not limited to, services provided through platforms such as Airbnb, VRBO, or other similar services. Short-term rentals are distinct from long-term rentals in that they are intended for temporary occupancy and are not intended as a primary residence for the tenant.

Short-Term Rental Statistics in the City

- As of March 11th, 2025, there appeared to be approximately 50 Airbnbs in the city. Of those 50, staff was able to verify the addresses of 27 short-term rentals.
 - Of these 27 short-term rentals, 8 had 100% PRE. The remaining 19 had 0% PRE.
 - 16 of the 0% PRE-short-term rentals are part of the rental program.
 - Of the 0% PRE-short-term rentals, 3 are not part of the rental program.



Ann Arbor's Short-Term Rental Regulations

- Title VII, Chapter 97 regulates short-term rentals in Ann Arbor.
 - Ordinance can be found here: [Chapter 97 - SHORT-TERM RENTALS | Code of Ordinances | Ann Arbor, MI | Municode Library](#). Additional resources can be found here: [Short-Term Rentals | City of Ann Arbor](#)
- Section 7:650 establishes the legislative purpose, stating, “The city has determined that regulation of short-term rentals is necessary to establish a community standard for the integration of short-term rental units in the city to ensure health, safety, and welfare of visitors and residents by re-affirming police, fire, and building safety guidelines. Towards that end, the city has determined that all persons or entities that desire to operate a short-term rental unit within the city must be issued a license pursuant to the requirements of this chapter.”
- Section 7:652 establishes “The city shall only issue a short-term rental license for a short-term rental unit to the owner or permanent resident of the property.” This section also states, “The city shall issue only 1 short-term rental license per dwelling unit.”

Ann Arbor's Short-Term Rental Regulations

- Section 7:653 states, “Short-term rental units are prohibited unless the city has issued a short-term rental license for the unit.” It also states, “The occupancy of a dwelling unit rented as a short-term rental shall not exceed the occupancy permitted pursuant to section 5.16.1.a.2 of the UDC, "limits on occupancy of dwelling unit.“
- Section 7:654 establishes regulations for non-principal residence short-term rentals and principal residence short-term rentals.
- Section 7:655 defines prohibitions and establishes penalties for violation.
- ADUs are prohibited from being used as short-term rentals.
- STR cannot exceed allowable occupancy for a unit.
- Non-Principal Residence STRs are only permitted in mixed-use zoning districts.
- Guide to Short-Term Rentals: [str-guide.pdf](#)

Ferndale's Short-Term Rental Regulations

- Ferndale's Short-Term Rental Regulations: [Short Term Rental – Ferndale](#)
- Only 5% of the available housing units on a city block can be used as a short-term rental.
- Two adults are allowed per bedroom under this ordinance. No more than eight people are permitted in a short-term rental.
- A substantiated complaint is when a property has violated the requirements of the ordinance and has been verified by a City of Ferndale official. After three substantiated complaints during a calendar year, an STR will be at risk of losing their license, unable to operate for the remainder of the calendar year and require a review by the City Manager's Office.
- Violations
 - Advertising over the legally-allowed amount of people
 - Noise levels over the thresholds for occupancy and noise
 - Cleanliness, parking illegally, and other code enforcement concerns

Traverse City's Short-Term Rental Regulations

- Traverse City's short-term rental regulations can be found here: [Vacation Home Rental License Application | City of Traverse City](#) and here: [Chapter 870 - Vacation Home Rental License | Code of Ordinances | Traverse City, MI | Municode Library](#)
- Short-term rentals are permitted in the C-1, C-2, C-3, C-4, D-1, D-2, D-3, GTC, HR, I, and T zoning districts. The zoning map can be found here: [Zoning Map](#)
 - Short-term rentals are notably not permitted in the city's residential districts.
- Site plans are required to apply for a vacation home rental license.
- Proof of liability insurance in the amount of \$1 million is required.
- Approval from the city's fire inspector is required.

Resources from Sub-Committee Members: Councilmember Fellows

- The City of Ithaca, NY's ordinance can be viewed here: [City of Ithaca, NY Supplementary Regulations](#)
- Section 325-27 regulates short-term rentals.
- The ordinance establishes purpose and intent to preserve housing affordability and availability, permit owners to generate additional revenue, protect health and safety of renters, increase lodging supply, ensure compliance with hotel occupancy tax, and reduce negative impacts of short-term rentals on neighbors.
- Short-term rentals are permitted only in zones in which residential uses are allowed. They are also only permitted in single-family, two-family, and any owner-occupied dwelling unit within a dwelling or mixed-use building.
- Short-term rental are only permitted for a property that is the primary residences of the host.

Resources from Sub-Committee Members: Commissioner Marin

Commissioner Marin provided information regarding short-term rental ordinances in several communities. These communities include Brandon Twp, [Ann Arbor](#); [East Lansing](#); [Palo Alto, CA](#); and San Jose, CA. Her comments are listed below:

It looks like [Ann Arbor](#) prohibits ADUs from being used as short term rentals, which I don't think of as an effective strategy to combat loss of long-term housing stock. Since, like Ypsi, there are many single-family homes that have been converted over the years to 2+ units but don't technically qualify as "ADUs," that regulation might not do a whole lot.

[East Lansing](#) uses Rental Restriction Overlay districts. This is a crazy tool for long-term rental housing but could be interesting for short term rental restrictions? I personally don't like it and think it would be an administrative nightmare, but something worth looking at!

I used to live in [Palo Alto](#) and work in San Jose. Both cities limit the number of days per year that hosts can rent out part of their owner-occupied home as a short term rental. I can't see this being an effective method since enforcement will be near impossible. Palo Alto limits STR to owner-occupied houses only.

For Ypsi, looping short term rentals into the existing rental certification program seems the most efficient and appropriate method of administration instead of a separate special use permit or similar.

Other Resources to Check Out

- Burtchville Township: [Short-Term-Rental-Ordinance-1.pdf](#)
- Clay Township: [Township of Clay – Ordinances](#)
- Detroit: [Short Term Rental staff recommendation to CPC.pdf](#)
- Manistee: [Public hearing on set on short-term rentals in Manistee](#)
- Park Township: [Short-Term Rentals](#)
- Saugatuck: [ord_240229-b_short-term_rental_license.pdf](#)
- Charlevoix: [Short Term Rentals | Charlevoix, MI](#)

Section 46-6 Definitions

As used in this Ordinance,

Short-Term Rental means a dwelling unit that is available for use or is used for accommodations or lodging of guests, paying a fee or other compensation, for a period of less than 30 nights at a time. A short-term rental may also refer to a portion of a dwelling unit available for use or is used for accommodations or lodging of guests, paying a fee or other compensation, wherein such portion of a dwelling meets all applicable requirements under this ordinance.

PROPOSED AMENDMENT TO SECTION 46-204

Rural Estate District (RE)

Sec. 46-204. - Rural estate district (RE).

(a) *Intent.* The following reasons are given in evidence to support the purposes for which the RE rural estate district zoning district is intended to accomplish:

- (1) Land containing agricultural value should be preserved because it is a vital resource.
- (2) Land with agricultural value justifies a design technique which attempts to support a town-country spatial relationship creating intrinsic suburban-rural values.
- (3) Rural estate zoning permits the timing of land allotments to suburban purposes in keeping with a theory of maximizing and supporting public utilities so as to achieve the greatest amount of service for each dollar of capital expenditure.
- (4) Indiscriminate suburbanizing of agricultural lands adversely affects the remaining owners of land pursuing agricultural endeavors, by creating suburban land values.

(b) *Permitted uses.*

- (1) Farming, farm operation, for the development of farm products.
- (2) Single-family detached dwellings, both farm and nonfarm related.
- (3) A state licensed residential facility as required by Section 206(1) of Public Act No. 110 of 2006 (MCL 125.3206(1)), as amended, which means a structure constructed for residential purposes that is licensed by the state under the Adult Foster Care Facility Licensing Act, 1979 PA 218, MCL 400.701 to 400.737, or 1973 PA 116, MCL 722.111 to 722.128, and provides residential services for six or fewer individuals under 24-hour supervision or care.
- (4) Publicly owned and operated museums, libraries, parks, parkways, recreational facilities and conservation sites.
- (5) Public, parochial and other private elementary, intermediate and/or high schools subject to section 46-281.
- (6) Any residential use wherein animals are kept for the use of the owner of the premises and the immediate family subject to section 46-282.

- (7) Stables subject to the Michigan Right to Farm Act (RTFA), Public Act No. 93 of 1981 (MCL 286.471 et seq.).
- (c) *Special uses.*
- (1) Cluster single-family subdivisions pursuant to requirements of section 46-280.
 - (2) Group child care homes, as required by Section 206 of Public Act No. 110 of 2006 (MCL 125.3206), and subject to section 46-286.
 - (3) Churches and other facilities normally incidental thereto subject to section 46-294.
 - (4) Cemeteries subject to section 46-284.
 - (5) Kennels subject to section 46-283.
 - (6) Public utility buildings and uses, but not including service and storage yards, when operating requirements necessitate locating within the district to serve the immediate vicinity.
 - (7) Public or private parks, country clubs, golf courses and driving ranges.
 - (8) Roadside stands for the marketing of agricultural products grown on the premises.
 - (9) Home occupations.
 - (10) Parking of commercial trailers, trucks and/or equipment with a rated capacity exceeding 10,000 pound gross vehicle weight (GVW) as regulated in section 46-285.
 - (11) Extractive operations subject to section 46-302.
 - (12) Short-Term Rental of Residential Property subject to Section 46-306
- (d) *Accessory structures and uses.*
- (1) Signs as permitted in article X of this chapter.
 - (2) Swimming pools, private, within rear or side yards.
 - (3) Other accessory land and/or structure uses customarily incidental to principal permitted uses.
 - (4) Child day care facilities maintained in single-family homes, as regulated in section 46-285.
 - (5) Child day care and nursery school facilities maintained in church and other houses of worship.
 - (6) Kennels subject to section 46-285.
- (e) *Restrictions on accessory structures and uses.* No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure or establishment of the principal use to which it is accessory.

PROPOSED NEW SECTION 46-306
SHORT-TERM RENTAL OF RESIDENTIAL PROPERTY

(a) Intent. These regulations are intended to protect and promote the health, safety, and general welfare of all the citizens of Brandon Township by requiring the review and special land use approval of short-term rentals within the Township. It is also the intent of the ordinance to protect the integrity of residential neighborhoods while allowing property owners to receive remuneration from rental of a dwelling to help maintain the dwelling.

(b) Applicability. An owner of a dwelling unit shall not rent or allow to be rented, a dwelling unit or a portion thereof to another person for less than 30 nights at a time, unless the owner has obtained special land use approval to allow short-term rental of residential property for that dwelling unit in accordance with the requirements of this ordinance.

(1) Application. In addition to an application for Special Land Use, the application for a short-term rental use shall include the following at a minimum:

- a. Address of property.
- b. Property owner name(s).
- c. Signature(s) of property owner(s) and caretaker.
- d. Number of bedrooms in the dwelling unit. In the event that the rental is not a whole house rental, the total number of bedrooms in the dwelling and the number that are part of the short-term rental.
- e. Contact information including: name, address, and 24-hour contact phone number for the owner of the property and the caretaker, if applicable.
 - i. It is the owner's responsibility to inform the Township of any change in contact information.
 - ii. The Township will notify all property owners within 300 feet from all property lines of the subject site, that there is an approved short term rental special land use for the property. The notice will include the approved capacity, the address of the rental, and the emergency contact information.
- f. In addition to the required preliminary site plan required by Section 46-108(7) a plot plan sketch of the property indicating
 - i. the location of off-street parking spaces,
 - ii. locations of all buildings on the property
 - iii. an indication of which buildings and portions of buildings are intended to be used for the short-term rental.
- g. A floor plan sketch of the dwelling indicating
 - i. locations of bedrooms, bathrooms, and kitchens.
 - ii. locations of exterior doors and escape windows.

iii. locations of smoke detectors, carbon monoxide detectors, and fire extinguishers.

h. Proof of On-site Septic Capacity as confirmed by the Oakland County Health Department that the system is in good operational status for the subject special land use.

(c) Short Term Rental Standards. In addition to Section 46-111, the following standards and regulations must be met and maintained.:

(1) Location. Short-Term Rental of Residential Property shall be considered a Special Land Use in the RE – Rural Estate Zoning District. Short-Term Rental of Residential Property shall be prohibited in all other zoning districts within Brandon Township.

(2) Parking. No on-street parking of any motor vehicles, trailers, or any trailered vehicles on any public or private roadways shall be permitted in association with a short-term rental. For purposes of this Ordinance, “roadway” includes the pavement, shoulder, and full road easement or right-of-way.

(3) Trash. Refuse and recyclables shall be stored in appropriate containers with tight-fitting lids and shall be regularly picked up by a licensed waste hauler.

(4) Capacity Limit.

a. Capacity limits will be determined as follows:

- i. The maximum number of renters to be accommodated shall be equal to the number of bedrooms the septic system is designed to accommodate multiplied by a factor of 2.
- ii. The maximum daytime capacity shall be equal to the maximum number of renters to be accommodated as calculated above multiplied by a factor of 1.5. Maximum daytime capacity is in effect between the hours of 7:00 am and 10:00 pm.
- iii. In the case of a rental for a portion of a dwelling unit, the maximum number of renters shall be equal to the number of bedrooms intended to be rented multiplied by a factor of 2.

b. The special land use certificate issued by the township shall indicate the maximum number of renters and the maximum daytime capacity that may be accommodated as calculated under these standards.

(5) Contact and Response. A property owner or caretaker representing the property owner must be available by telephone at all times and must be physically located within 30- minute travel distance of the property in the event of an emergency or an issue that requires immediate attention. When notified of an issue of immediate concern, (such issues may include, but are not limited to, noise or quiet hour violations) the property owner or a caretaker shall resolve the issue immediately. Issues of a non-immediate concern shall be satisfactorily addressed within 2 business days.

(6) Quiet Hours. Short-term rentals shall observe quiet hours between 10:00 pm and 7:00 am.

(7) Pets. Pets shall be secured in the premises or on a leash at all times.

(d) Dwelling Unit Standards. All short-term rentals must take place within a single-family dwelling unit. The short-term rental shall not be a multiple family dwelling unit as defined under this ordinance.

(e) Compliance with Township Zoning Ordinance. The property on which the short-term rental will be operated shall be in compliance with all applicable provisions of the Township Code of Ordinances at all times.

(f) Inspections

The Brandon Township Ordinance Enforcement Officer and other officials or individuals designated by the Township Board shall have the right to inspect buildings, structures, and property on which a short-term rental will be operated to determine violations of or compliance with this Ordinance and the Brandon Township Zoning Ordinance. The Township representatives may exercise this right of inspection by deemed consent of the person having the right to possession of the building, structure, and property, or any part thereof, or by administrative search warrant. Consent of inspection is a condition of approval of the special land use on reasonable grounds, to assure continued compliance with the Code of Ordinances.

(g) Violations. Any of the following will be considered a violation of this Ordinance:

(1) Failure to update information with the Township such as the caretaker's or owner's contact information in a timely manner.

(2) Advertising a short-term rental for a capacity in excess of that allowed under the certificate issued by the Township.

(3) Failure of the certificate holder or his/her designated caretaker to be available at any time during the tenure of an active short-term rental

(4) Providing false or misleading information on the application for a short-term rental certificate.

(5) Failure to obtain a short-term rental certificate when operating a short-term rental.

(6) Failure to comply with any of the standards of this section.