

**Short-term requirements for a Special Land Use Permit Application.
Per Ordinance No. 352.**

Section 10. Amend the Special Land Use Requirements for Short Term Rentals in the Village of Spring Lake Zoning Ordinance. The Zoning Ordinance adopted by the Village of Spring Lake is amended to add Section 390-199.15A to the Zoning Ordinance.

15A. Short term rentals:

- a. If the subject lot does not meet the district minimum lot area or has other dimensional nonconformities, the Planning Commission may deny approval, or it may condition approval on measures that mitigate potential adverse effects of operating a short-term rental on the lot.
- b. Off-street parking shall comply with these requirements in addition to any other requirements for the applicable zoning district in question.
 - ii. A minimum of two (2) off-street parking spaces located on the subject property shall be provided per unit (up to 6 occupants), plus one space for every three occupants over six, based on approved occupancy for the dwelling unit.
 - iii. Any proposed expanded parking area must be shown on the site plan and will be subject to review by the Planning Commission and Zoning Administrator. Parking on the grass is prohibited.
- c. Outdoor areas intended for the congregating of guests (e.g., porches, decks, pools and pool decks, gazebos, fire pits, etc) must meet the following requirements, in addition to other requirements established by this Ordinance.
 - i. Fire pits shall meet the requirements of the fire code and any other applicable codes.
 - ii. Patios and decks must be a minimum of three (3) feet from any property line.
 - iii. The planning commission may require an outdoor congregating area to be fenced in or landscaped in order to help buffer the short-term rental from neighboring properties. The Village shall consider lot sizes in the area and of the

short-term rental, surrounding land uses, topography, and other considerations deemed relevant by the Village.

- d. The number of overnight guests in a short-term rental shall be based on occupancy limits established by the International Property Maintenance Code. No guest may sleep on couches, the floor, in tents, or in trailers on the lot.
- e. The applicant shall submit a floorplan of the dwelling unit and a site plan of the property drawn to a scale of not less than 1/8 inch = 1 foot.
- f. No separate cooking facilities shall be allowed in sleeping rooms.