

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF BLOOMFIELD**

SUMMARY OF ADOPTED ORDINANCE NO. 653

An ordinance to amend Chapter 42, Zoning, of the Code of Ordinances of the Charter Township of Bloomfield to regulate rentals of real property in the Township.

THE CHARTER TOWNSHIP OF BLOOMFIELD ORDAINS:

PREAMBLE

The Township finds it necessary to distinguish between rental and short term rental of dwellings within the Township of Bloomfield as a matter to preserve the public health, safety and welfare of the community. The Township has enacted this ordinance in an attempt to strike an appropriate balance between the interests of community residents, visitors to the community, and real property owners wishing to engage in rental of dwellings for more than 30 days. Conversely, the transient nature of short term rentals can lead to neighborhood complaints of excessive noise, disorderly conduct, traffic and parking issues. In their public policy determination to preserve and retain the peaceful and quiet enjoyment of the residential community character of the Township, the Township finds that there are some uses, because of their very nature, recognized as having serious operational characteristics when under certain circumstances have a deleterious effect upon neighborhood areas, as well as the community as a whole. Relying on such facts, the Township has concluded that regulation of this use is necessary to ensure the public health, safety and welfare of the Township. While also recognizing the evolution of residency within the community, the Township finds it necessary to add the definition of Rent or Rental unit, and to identify the terms of rentals that are found nondetrimental in the one family and multiple family districts.

Section 1 of the Ordinance

Article 2. Definitions of Chapter 42, Zoning, is hereby amended to add a definition “rent or rental unit” and shall read as follows:

69. Rent or Rental Unit means to provide for, or offer possession or occupancy of a dwelling for thirty (30) days or more in which the Owner does not reside for a period of time to a person who is not the legal owner of record, pursuant to a written or oral agreement. Rent or a rental unit for a term less than thirty (30) days, also known as a short term rental, is considered a commercial use and shall be expressly prohibited. The definition does not include group homes such as nursing homes, and adult foster care homes, or other health-care related facilities within the home.

(The existing definitions 69 through 92 to be renumbered accordingly)

Section 2 of the Ordinance

Article 3, Zoning Districts, Section 42-3.1.1 R-1 One-Family Residential is hereby amended to add Section 42-3.1.1 B. ix.

ix. Rent or rental unit. (See definition).

Article 3, Zoning Districts, Section 42-3.1.2 R-2 One-Family Residential is hereby amended to add Section 42-3.1.2 B. ix.

ix. Rent or rental unit. (See definition).

Article 3, Zoning Districts, Section 42-3.1.3 R-3 One-Family Residential is hereby amended to add Section 42-3.1.3 B. ix.

ix. Rent or rental unit. (See definition).

Article 3, Zoning Districts, Section 42-3.1.4 RM Multiple-Family Residential is hereby amended to add Section 42-3.1.4 B. vii.

vii. Rent or rental unit. (See definition).

Article 3, Zoning Districts, Section 42-3.1.14 PRD Planned Residential Development is hereby amended to add Section 42-3.1.14. C. vi.

vi. Rent or rental unit. (See definition).

Section 3 of the Ordinance

Section 4 of the Ordinance

Section 5 of the Ordinance

Section 6 of the Ordinance

A complete copy of Ordinance 653 is on file in the Bloomfield Township Clerk’s Office, 4200 Telegraph Road, Bloomfield Township, MI.

Janet Roncelli, Township Clerk

Introduced: December 10, 2018
Published: December 16, 2018
Adopted: January 14, 2019
Published: January 20, 2019

Posted on Website: January 29, 2019