

ORDINANCE #668

AN ORDINANCE TO AMEND THE MARQUETTE CITY CODE, TITLE XII, CHAPTER 80 - THE ZONING ORDINANCE, BY AMENDING THE FOLLOWING SECTIONS:

80.02 DEFINITIONS, Vacation Home Rental

80.20 RS-SINGLE FAMILY RESIDENTIAL DISTRICT 1. Intent, 3.) Requirements for Principal Uses

80.21 RG-GENERAL RESIDENTIAL DISTRICT, 3.) Requirements for Principal Uses

80.22 RM-MULTIPLE FAMILY RESIDENTIAL DISTRICT, 3.) Requirements for Principal Uses, A.) Short Term Rentals, 1-2

80.24 BC-COMMUNITY BUSINESS DISTRICT, 3.) Requirements for Principal Uses, "C"

80.25 CBD-CENTRAL BUSINESS DISTRICT; 3.) Requirements for Principal Uses, "C"

80.35 DOWNTOWN MARQUETTE WATERFRONT FORM BASED CODE (NL SUBDISTRICT), B. Parking Regulations, 5-6

80.36 SOUTH MARQUETTE WATERFRONT FORM BASED CODE (TN-R SUBDISTRICT), Elements and Use, Standards for Permitted Uses

AND 80.42 OFF-STREET PARKING AND LOADING ZONE REQUIREMENTS, 2. A. (1.) Residential, B. Parking Regulations 5-6

The City of Marquette Ordains:

SECTION 1: The following Sections are hereby repealed:

80.02 DEFINITIONS, Vacation Home Rental

80.20 RS-SINGLE FAMILY RESIDENTIAL DISTRICT 1. Intent, 3.) Requirements for Principal Uses

80.21 RG-GENERAL RESIDENTIAL DISTRICT, 3.) Requirements for Principal Uses

80.22 RM-MULTIPLE FAMILY RESIDENTIAL DISTRICT, 3.) Requirements for Principal Uses, A.) Short Term Rentals, 1-2

80.24 BC-COMMUNITY BUSINESS DISTRICT, 3.) Requirements for Principal Uses, "C"

80.25 CBD-CENTRAL BUSINESS DISTRICT; 3.) Requirements for Principal Uses, "C"

80.35 DOWNTOWN MARQUETTE WATERFRONT FORM BASED CODE (NL SUBDISTRICT), B. Parking Regulations, 5-6

80.36 SOUTH MARQUETTE WATERFRONT FORM BASED CODE (TN-R SUBDISTRICT), Elements and Use, Standards for Permitted Uses

AND 80.42 OFF-STREET PARKING AND LOADING ZONE REQUIREMENTS, 2. A. (1.) Residential, B. Parking Regulations 5-6

SECTION 2: New Sections are adopted as follows:

80.02 Definitions.

Vacation Home Rental: A single-family home, or a dwelling unit in a duplex or multi-family dwelling structure, or any other dwelling unit, in which up to four bedrooms are rented by a single lessee or renter for overnight accommodations, for periods as short as one overnight stay. Meals are not provided with rental, but kitchen and/or dining facilities are available for guests to prepare their own meals. The property owner may or may not live in the dwelling unit for part of the year, but the property owner may not live in the unit concurrently with any lessee. Only properties that have received approval of a rental registration application are recognized as a Vacation Home Rental for purposes of complying with City of Marquette ordinances.

80.20 RS-Single Family Residential District.

1. Intent. To establish and preserve quiet, attractive neighborhoods of detached single family dwellings with a low to medium density. Some additional non-commercial, compatible uses

may be allowed.

3. Requirements for Principal Uses.

A. No more than one single family dwelling unit may be located on a lot.

B. Registered Short-term Rentals (Homestays and Vacation Home Rentals) shall be limited in proximity to one another by the following standards:

1. One registered Homestay and/or one registered Vacation Home Rental may be permitted (by application) per street segment or block face between intersections, except where the street segment or block face exceeds 500 linear feet in length, in which case an additional Short-term Rental of each type is allowed for each exceedance of 500 linear feet of the street segment/block face between intersections. Corner houses are assigned to the block face/street segment that corresponds to the property street address; the Zoning Administrator shall keep a map of the registered and approved short-term rentals for purposes of verifying their location and reviewing applications for short-term rentals.
2. Registered Short-term Rentals (Vacation Home or Homestay) must be separated from one another by a minimum of one parcel of developable property not registered or intended for use as a Vacation Home or Homestay, and/or by a public street corridor (right-of-way).
3. If in compliance with 80.20.3.B. and other Zoning Ordinance requirements, up to three dwelling units on one parcel may be registered as vacation home rentals.
4. A Vacation Home Rental that is in compliance with sec. 80.20.3.B. and other Zoning Ordinance requirements may also be a Homestay if it meets the Homestay requirements and is approved by the Zoning and Fire Departments as both a Vacation Home Rental and a Homestay. The proximity standards specified (sec. 80.20.3.B.) would be applied only as a Vacation Home Rental to such a property, not as both a Vacation Home and a Homestay.

80.21 RG-General Residential District.

3. Requirements for Principal Uses.

A. No more than one single family dwelling unit may be located on a lot.

B. Registered Short-term Rentals (Homestays and Vacation Home Rentals) shall be limited in proximity to one another by the following standards:

1. One registered Homestay and/or one registered Vacation Home Rental may be permitted (by application) per street segment or block face between intersections, except where the street segment or block face exceeds 500 linear feet in length, in which case an additional Short-term Rental of each type is allowed for each exceedance of 500 linear feet of the street segment/block face between intersections. Corner houses are assigned to the block face/street segment that corresponds to the property street address; the Zoning Administrator shall keep a map of the registered and approved short-term rentals for purposes of verifying their location and reviewing applications for short-term rentals.
2. Registered Short-term Rentals (Vacation Home or Homestay) must be separated from one another by a minimum of one parcel of developable property not registered or intended for use as a Vacation Home or Homestay, and/or by a public street corridor (right-of-way).
3. If in compliance with 80.21.3.B. and other Zoning Ordinance requirements, up to three dwelling units on one parcel may be registered as vacation home rentals.
4. A Vacation Home Rental that is in compliance with sec. 80.21.3.B. and other Zoning Ordinance requirements may also be a Homestay if it meets the

Homestay requirements and is approved by the Zoning and Fire Departments as both a Vacation Home Rental and a Homestay. The proximity standards specified (sec. 80.21.3.B.) would be applied only as a Vacation Home Rental to such a property, not as both a Vacation Home and a Homestay.

80.22 RM-Multiple Family Residential District.

3. Requirements for Principal Uses.

A. Short-term rentals.

2. A maximum of four units may be rented for a short-term basis in housing structures/complexes that have up to forty-nine (49) units; a maximum of ten percent of units may be rented for a short-term basis in housing structures/complexes that have fifty (50) or more units.

80.24 BC-Community Business District.

3. Requirements for Principal Uses.

- C. 1.125 parking spaces for each residential dwelling unit shall be provided.

80.25 CBD-Central Business District.

3. Requirements for Principal Uses.

- C. 1.125 parking places shall be provided for each residential dwelling unit.

80.35 Downtown Marquette Waterfront Form Based Code (NL subdistrict).

Marquette Waterfront – North Lakeshore Frontages

Standards for Permitted Uses

1. Short-term rentals.

- B. A maximum of four units may be rented for a short-term basis in housing structures/complexes that have up to forty-nine (49) units; a maximum of ten percent of units may be rented for a short-term basis in housing structures/complexes that have fifty (50) or more units.

80.36 South Marquette Waterfront Form Based Code (TN-R subdistrict).

Elements and Use

Standards for Permitted Uses

2. Registered Short-term Rentals (Homestays and Vacation Home Rentals) shall be limited in proximity to one another by the following standards:
 - a. One registered Homestay and/or one registered Vacation Home Rental may be permitted (by application) per street segment or block face between intersections, except where the street segment or block face exceeds 500 linear feet in length, in which case an additional Short-term Rental of each type is allowed for each exceedance of 500 linear feet of the street segment/block face between intersections. Corner houses are assigned to the block face/street segment that corresponds to the property street address; the Zoning Administrator shall keep a map of the registered and approved short-term rentals for purposes of verifying their location and reviewing applications for short-term rentals.
 - b. Registered Short-term Rentals (Vacation Home or Homestay) must be separated from one another by a minimum of one parcel of developable property not registered or intended for use as a Vacation Home or Homestay, and/or by a public street corridor (right-of-way)

- c. If in compliance with Standards for Permitted Uses and other Zoning Ordinance requirements, up to three dwelling units on one parcel may be registered as vacation home rentals.
- d. A Vacation Home Rental that is in compliance with the Standards for Permitted Uses and other Zoning Ordinance requirements may also be a Homestay if it meets the Homestay requirements and is approved by the Zoning and Fire Departments as both a Vacation Home Rental and a Homestay. The proximity standards specified in this section would be applied only as a Vacation Home Rental to such a property, not as both a Vacation Home and a Homestay.

80.42 Off-Street Parking and Loading Zone Requirements.

2. Required Parking. *(For uses in the Central Business District see also Sec. 80.25.4)*

A. SCHEDULE OF PARKING REQUIREMENTS

In all districts there shall be provided off-street parking for motor vehicles. When a public parking lot has been provided by special assessment, the required parking may be reduced by the number of spaces in the public lot representing the same percentage as the property's participation in the special assessment district costs. The number of spaces to be provided shall be based on the following schedule:

(1) Residential.

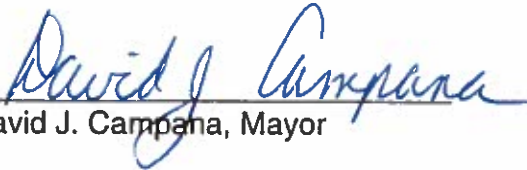
Short-term rental – single bedroom dwelling unit	1 space per dwelling unit.
Single Family and two family units	2 spaces per dwelling unit, except BC and CBD Zoning Districts.
Multiple family units with 3 or 4 dwelling units	Two spaces per dwelling unit, minus one from the total; except BC and CBD Zoning Districts.
Multiple family units with 5 or more dwelling units	Two spaces per dwelling unit, minus 2 from the total; except BC and CBD Zoning Districts.
Hotels, motels	1.25 spaces per rental unit
Fraternities, Sororities, and rooming houses	1 Space for each capacity occupant
Nursing/Convalescent Homes	1 space for each three units
Homeless shelter	Established based on the needs of each facility. As a general rule, shelter facilities providing services to families will require more parking than emergency shelters that serve homeless individuals exclusively.

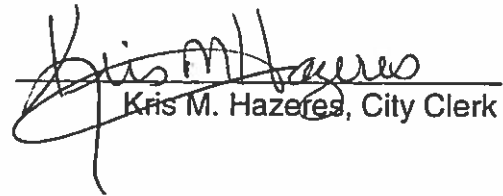
B. PARKING REGULATIONS

- (5) In single family residential districts (RS, RG), off-street parking may be located on a site other than the site to which it pertains, and within the City limits or in an adjacent township. In multi-family districts (RM) and new multi-family developments in mixed-use zoning districts, the required off-street parking shall be located on the same site as the use to which it pertains.
- (6) In all districts except the residential districts parking shall be located within 2,000 feet of the lot on which the use is located measured from lot corner along a street or

streets. If the use is located in a building the distance shall be measured along streets from the nearest point of the building to the nearest corner of the lot on which the parking is located.

SECTION 3: EFFECTIVE DATE. This ordinance shall become effective ten days after adoption but not before publication.


David J. Campana, Mayor


Kris M. Hazeres, City Clerk

Adopted: May 29, 2018

Published: June 1, 2018