

CITY OF IMLAY CITY
LAPEER COUNTY
STATE OF MICHIGAN
ORDINANCE NO. 6.1.6

An ordinance to amend Articles 1, 2, and 5 of the City of Imlay City Zoning Ordinance to modify regulation regarding the regulation of hostels, short term rentals, and bed and breakfast establishments.

THE CITY OF IMLAY CITY HEREBY ORDAINS:

Section 1 Amendments to Article 1, Division 2 Definitions.

1. Amendments to Article 1, Division 2 Definitions of the City Zoning Ordinance is to modify the provisions as follows, the strike-thru text shall be removed, while the **colored font** shall be added.

Article 1 Introduction - Division 2: Definitions

Section 1.14 Definitions G-H

~~**Hostel:** An establishment having beds rented or kept for rent on a daily basis to travelers for a charge or fee paid to be paid for rental or use of facilities and which are operated, managed or maintained under the sponsorship of a nonprofit organization which holds a valid exemption from federal income taxes under the Internal Revenue Code of 1954, as amended.~~

Section 1.20 Definitions S-T

~~**Short-Term Rental:** The rental of a dwelling unit for compensation by a guest for a term of one to fourteen (1-14) interrupted or uninterrupted nights in a calendar year as defined in the Short-Term Rental Ordinance. A dwelling unit, or a group of rooms located within dwelling unit that may be subordinate to the principal use of a dwelling unit as a single-family dwelling and forming a single habitable space having facilities which are used or intended to be used for sleeping, cooking, eating, and bathing purposes, rented on a daily, weekly, or other basis for less than thirty (30) days per rental period. A short-term rental is not a bed and breakfast, a motel or hotel, or a boarding house. A short-term rental may be an apartment, a two (2) family dwelling, a multi-family dwelling, or an upper floor, commercial dwelling.~~

Section 2 Amendments to Article 2 Districts.

1. Amendments to Article 2, Division 2 Residential of the City Zoning Ordinance is to modify the provisions as follows, the strike-thru text shall be removed, while the **colored font** shall be added.

Article 2 Districts - Division 2: Residential

Section 2.14 Residential Use Table

| Lodging | R-1 | R-2 | RT | RM-1 | MHC | Use Standards |
|-----------------------|-----|-----|-----|------|-----|---------------------|
| Bed and Breakfast inn | | SLU | SLU | SLU | | Section 5.57(a)(4) |
| Short term rentals | | SLU | P | P | | Section 5.57(a)(16) |
| | | | | | | |

2. Amendments to Article 2, Division 3 Commercial of the City Zoning Ordinance is to modify the provisions as follows, the strike-thru text shall be removed, while the **colored font** shall be added.

Article 2 Districts - Division 3: Commercial

Section 2.25 Permitted Uses

| | Office | Commercial | | | |
|---------------------------|--------|------------|-----|-----|-------------------------------------|
| Lodging | OS-1 | B-1 | B-2 | B-3 | Use Standards |
| Bed and breakfast Inn | | SLU | P | SLU | Section 5.57(a)(4) |
| Short term rentals | | | P | | Section 5.57(a)(16) |
| | | | | | |

Section 3 Amendments to Article 5, Division 4 Special Land Use.

1. Amendments to Article 5, Division 4 Special Land Use of the City Zoning Ordinance is to modify the provisions as follows, the strike-thru text shall be removed, while the **colored font** shall be added.

Article 5 Approval Procedures – Division 4 Special Land Use

Section 5.57 Special Land Use Specific Requirements

- a) The following are special land uses with specific site and/or use standards which are described on the following pages

4. Bed and Breakfast/Inns

- a) The minimum size of a structure to be used for a bed and breakfast establishment shall be two thousand (2,000) square feet of floor area, exclusive of garages and storage sheds.
- b) ~~Parking areas shall be located off street and shall not be located in any required front yard.~~
- c) No bed and breakfast inn shall be located closer than **one hundred and twenty (120) three hundred (300)** feet to another bed and breakfast inn **measured from the property line.**
- d) Meals or other services provided on the premises shall only be available to residents, employees, and overnight guests of the inn.
- e) The dwelling unit in which the bed and breakfast establishment is located shall be the principal residence of the operator, and such operator shall live on the premises while the establishment is active. In the case of multiple ownership, at least one owner shall occupy the premises or an adjacent structure while the establishment is active.
- f) No guest of the bed and breakfast inn shall be permitted to reside on the premises for more than thirty (30) consecutive days.
- g) ~~Any dwelling or structure proposed as a bed and breakfast inn must possess some historical or architectural significance that makes it a unique location for such an establishment.~~ The exterior appearance of the bed and breakfast shall not be changed from its single-family or historic character.
- h) No more than five (5) rooms shall be available for rent at any time.

- i) No premises shall be utilized as a bed and breakfast establishment unless there are at least two (2) exits to the outdoors. Rooms utilized for sleeping shall have a minimum size of one hundred (100) square feet for two (2) occupants, with an additional thirty (30) square feet for each additional occupant to a maximum of four (4) occupants per room.
- j) ~~Lavatories and bathing facilities shall be available to all persons using any bed and breakfast establishment.~~
- k) The impact of a bed and breakfast establishment shall be no greater than that of a private home with guests.

16. Short Term Rentals

- a) ~~Shall meet all of the requirements in the City of Imlay City Short Term Rental Ordinance.~~
- a)b) If located in the B-2 zoning district, this use is only allowed to have rooms for unit on the 2nd floor or higher.

Section 4. Severability.

This Ordinance and its various sections, paragraphs and clauses are hereby declared to be severable. If any section, paragraph, or clause is adjudged unconstitutional or invalid, the remainder of this amendatory ordinance shall not be affected thereby.

Section 5. Conflict.

If any part of this Ordinance is found to be in conflict with any other Ordinance or with any other part of this Ordinance, the most restrictive or highest standard shall prevail. If any part of this Ordinance is explicitly prohibited by federal or state statute, that part shall not be enforced.

Section 6. Publication, Recording and Filing.

This ordinance shall be published once after its adoption in full in the Tri-City Times, a newspaper of general circulation in the City of Imlay City and the City Clerk shall file a certified copy of the ordinance with the Michigan Secretary of State promptly after its adoption.

Section 7. Effective Date.

This ordinance shall take effect immediately upon publication.

CERTIFICATION OF MAYOR AND CITY COMMISSION

We hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Commission of the City of Imlay City, Lapeer County, Michigan, at a meeting held on the October 21, 2025.

We hereby further certify that the following City Commission Members were present at the meeting: Mayor Barbara Yockey, Mayor Pro Tem Bob Tanis, Commissioner Stu Davis, Commissioner Joe DeLuca, Commissioner Al Ramirez, Commissioner Luke Stempien

Absent: Commissioner Tom Blount

We further certify that Commissioner DeLuca moved for the adoption of the Ordinance, and that motion was supported by Commissioner Tanis.

We further certify that the following City Commission Members voted for the adoption of the Ordinance:

ROLL CALL VOTE

Ayes: DeLuca, Tanis, Ramirez, Stempien, Davis, Yockey

Nays: None

Absent: Blount

MOTION CARRIED UNANIMOUSLY



Barbara L. Yockey, Mayor
City of Imlay City



Dawn E. Sawicki-Franz, Clerk/Treasurer
City of Imlay City

First Reading: October 7, 2025
Second Reading: October 21, 2025
Date of Publication: October 29, 2025