

## **ROOMING HOUSES**

A ROOMING HOUSE IS ANY BUILDING CONTAINING MORE THAN TWO (2) AND LESS THAN TEN (10) ROOMS THAT ARE OCCUPIED FOR SLEEPING PURPOSES FOR COMPENSATION. A ROOMING HOUSE IS AVAILABLE FOR PERMANENT OCCUPANCY ONLY, AND THERE IS NO PROVISION FOR COOKING IN ANY OF THE ROOMS OCCUPIED BY PAYING GUESTS.

### **ZONING DISTRICT IN WHICH ROOMING HOUSES ARE ALLOWED**

ROOMING HOUSES ARE ALLOWED IN THE CITY OF SAGINAW IN THE R-3, LOW DENSITY MULTIPLE DWELLING RESIDENTIAL DISTRICT

IN SOME INSTANCES IT HAS BEEN FOUND THAT BUILDINGS IN OTHER THAN R-3 ZONES ARE BEING RENTED TO UNRELATED INDIVIDUALS AND IT HAS BEEN ARGUED THAT THIS IS ALL RIGHT BECAUSE THE ZONING CODE DEFINES A FAMILY AS UP TO THREE UNRELATED INDIVIDUALS. THE INSPECTIONS DIVISION HAS FOUND THAT IN MOST OF THESE CASES, THE BUILDING IS RENTED BY PEOPLE WHO PAY SEPARATE RENT TO THE LANDLORD AND DO NOT LIVE TOGETHER AS A FAMILY UNIT UNDER THE ZONING CODE DEFINITION. IN THESE CASES THE STRUCTURE IS BEING USED AS A ROOMING HOUSE AND IS A VIOLATION OF THE ZONING CODE.

### **CRITERIA FOR DETERMINING ROOMING HOUSE STATUS**

THE FOLLOWING IS THE CRITERIA USED IN DETERMINING WHETHER A STRUCTURE IS BEING USED AS A ROOMING HOUSE:

- MULTIPLE MAILBOXES ON THE DWELLING
- EXTERIOR LOCKS OR PADLOCKS ON BEDROOM DOORS
- NUMBERS ON BEDROOM DOORS
- EACH PERSON OCCUPYING THE STRUCTURE PAYS SEPARATE RENT TO THE LANDLORD
- THE TENANTS REALLY DO NOT KNOW EACH OTHER AND ARE NOT LIVING TOGETHER AS A FAMILY UNIT

AS INDICATED ABOVE, ROOMING HOUSES ARE ONLY ALLOWED IN THE R-3 RESIDENTIAL ZONE. A STRUCTURE THAT IS BEING USED AS A ROOMING HOUSE AS DETERMINED BY THE ABOVE CRITERIA, IN ANY OTHER ZONING DISTRICT, IS NOT ALLOWED, UNLESS IT HAS BEEN "GRANDFATHERED" FROM A PREVIOUS ZONING CODE.

ADDITIONAL INFORMATION ABOUT ROOMING HOUSES, OR ANSWERS TO ANY ZONING QUESTION MAY BE OBTAINED IN THE PLANNING AND ZONING DIVISION AT CITY HALL OR BY CALLING THE PLANNING AND ZONING DIVISION AT (989) 759-1303.