

**VILLAGE OF DECATUR
VAN BUREN COUNTY, MICHIGAN**

ORDINANCE NO. 2025-003

AN ORDINANCE TO AMEND ZONING SECTIONS 42-9 AND ADD A NEW ZONING SECTION 42-20 TO CHAPTER 42, ARTICLE I, OF THE VILLAGE OF DECATUR CODE OF ORDINANCES TO REGULATE SHORT-TERM RENTALS

The Village of Decatur ordains:

Section 1. Amendment. Zoning section 42-9 is amended such that the definitions beginning with the letter “D” are as follows:

Dwelling means building containing one or more dwelling units.

Dwelling, Multiple-Family means a building containing 3 or more dwelling units, designed for occupancy by 3 or more families living independently of each other.

Dwelling, Single-Family means a building containing 1 dwelling unit designed for occupancy by 1 family.

Dwelling, Two-Family means building containing 2 dwelling units designed for occupancy by 2 families living independently of each other.

Dwelling Unit means a building or portion thereof that is designed for occupancy by not more than 1 family and provides complete living facilities, including permanent provisions for sleeping, eating, cooking, and sanitation.

Section 2. Amendment. Zoning section 42-9 is amended to add the following definitions, which shall be inserted in such a way as to maintain alphabetical order:

Short-term rental unit means a dwelling unit in which short-term rental activity is allowed to occur subject to the terms and conditions of this Ordinance and the Village’s Short-Term Rental Units Ordinance (Ordinance # ___).

Short-term rental activity means the rental of a dwelling unit for a term of not more than 30 consecutive days. However, short-term rental activity does not include the following: transitional housing operated by a nonprofit entity, group homes such as nursing homes and adult foster care homes, hospitals, or housing provided by a substance abuse rehabilitation clinic, mental health facility, or other health care related clinic, or dwelling units owned by a business entity and made available on a temporary basis to employees of that business entity or employees of a contractor working for that business entity.

Section 3. Amendment. A new zoning section 42-20 is added to Chapter 42, Article III of the Village Code to read as follows:

Sec. 42-20. Short-term Rental Unit.

- (a) Any dwelling unit in a single-family dwelling, two-family dwelling, multi-family dwelling with 3 or 4 units, or multi-family dwelling in which all the units are individual condominium units may be used as a short-term rental unit subject to the terms and conditions of this Ordinance and the Village’s Short-Term Rental Units Ordinance (Ordinance # ___).

(b) Where allowed, short-term rental activity shall be considered a residential accessory use.

Section 4. Effective Date. This ordinance shall become effective seven days after its publication unless otherwise provided by law.

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

CERTIFICATION

As the duly appointed Clerk of the Village of Decatur, Van Buren County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Village Council at its meeting of _____, 2025.

Megan Duncan, Village Clerk