

**Height of building:** See Building Height.

**Home occupation:** A use conducted entirely within an enclosed building employing only the inhabitants thereof, which is clearly incidental and secondary to residential occupancy and does not change the character thereof. Specifically excluded is the storage and display of merchandise not produced by such home occupation, business activity involving any building alterations, window display, construction features, equipment, machinery or outdoor storage, any of which is visible from off the lot on which located.

**Hospital:** A facility offering 24-hour emergency, inpatient and outpatient care and services for observation, diagnosis and active treatment of patients under the care and supervision of physicians and professional medical staff. The term hospital shall also include medical clinics or hospitals offering care in special fields such as eye, cardiac care, ear, nose, throat, pediatric, orthopedic, skin, cancer, burn centers, neo-natal care, children's hospitals and ophthalmology centers.

**Hotel:** A building or part of a building, with a common entrance or entrances, in which the dwelling units or rooming units are used primarily for occupancy by transient guests, and in which one or more of the following services are offered: maid service, furnishing of linen, telephone, secretarial or desk service, and bellboy service. A hotel may include a restaurant or cocktail lounge, public banquet halls, ballrooms, or meeting rooms.

**Housing, accessory short-term rental:** A dwelling unit or portion thereof, or an accessory apartment, that is occupied by a Permanent Resident and is rented or leased to transient guests for a period of less than thirty (30) consecutive calendar days [per rental period](#). [Consecutive month-to-month rentals or leases shall not be considered accessory short-term rental housing](#).

**Housing, temporary employment:** Housing for employees of theatre, where those employees occupy the housing on a temporary basis, during a theatre's production run. Short-term rentals are not included in this definition.

**Housing, vacation rental:** A dwelling unit that is not occupied by a Permanent Resident and is rented or leased to transient guests for a period of less than thirty (30) consecutive calendar days [per rental period](#).

**Housing for the elderly:** Housing constructed for the exclusive use of an individual fifty-five (55) years of age or older, or for a couple where at least one (1) of the individuals is over the age of fifty-five (55). Housing for the elderly may include the following:

- A. **Senior apartments:** Multiple-family dwelling units occupied by persons 55 years of age or older.

5. Protect existing and potential commercial uses and nearby residential uses from conflicts with one another; and
  6. Ensure the exterior design of live/work buildings is compatible with the exterior design of commercial and residential buildings in the area.
- B. Location.** Live/Work Units are allowed as a permitted use in the VC, Village Commercial district.
- C. Uses.** The commercial component of the live/work unit must be a use permitted by right or by special land use in the VC, Village Commercial district. If a special land use, the applicant must request approval from the Planning Commission and City Council, in accordance with Article 8.
- D. Requirements.**
1. **Parking.** One (1) off-street parking space shall be required for each dwelling unit proposed, as part of the live/work development.
  2. **Zoning Compliance.** At least one (1) resident in each live/work unit shall maintain a valid zoning compliance permit for a business on the premises.

## SECTION 3.26 BED AND BREAKFAST INNS

### A. Requirements

1. No person shall operate a bed and breakfast inn without first obtaining a Zoning Compliance Permit. Bed and breakfast inns shall be exempt from site plan review by the Planning Commission and City Council.
- ~~4.2.~~ The owner-operator shall reside on the premises of the bed and breakfast establishment.
3. Meal service or other services provided on the premises shall only be available to transient guests of the bed and breakfast inn.

### B. Application Requirements

1. All applications for a bed and breakfast inn permit shall be filed with the City of Dexter Zoning Administrator on forms provided by the Zoning Administrator, subject to the requirements of Section 22.04(B).
2. Each applicant shall certify to the City that the bed and breakfast inn included in the application is in compliance with the provisions of this Chapter. No permit shall be issued unless the completed application form is accompanied by payment of the required fee, as established by the City Council.

### C. Structural and Occupancy Requirements

- ~~2.1.~~ Every guest bedroom shall contain not less than 70 square feet. Every guest bedroom occupied by more than one person shall contain not less than 50 square feet of floor area for each occupant thereof.

- ~~3.2.~~ Every guest bedroom shall have access to a bathroom, including a toilet, lavatory, and bathtub or shower, without going through another guest bedroom; and the bathroom must be on the same floor as the guest bedroom.
- ~~4.3.~~ One (1) private bathroom, exclusively for transient guests, shall be provided for every two (2) guest bedrooms.
- ~~5.4.~~ Accessory dwellings in existence as of the effective date of this Section, and located on the same parcel as a bed and breakfast inn may be utilized for guest bedrooms, in accordance with this Section.
- ~~6.5.~~ No separate cooking facilities shall be allowed in guest bedrooms. ~~Food and beverages may be served only to guest who stay on the premises.~~

**B.D. Parking.** At least one off-street parking space is required for the owner-operator. One parking space shall be required for each guest bedroom. The Zoning Administrator may permit existing, improved on-street parking spaces to be used for guest parking, for the purposes of this requirement. The Zoning Administrator may attach conditions to the permitted use of existing, improved on-street parking spaces as guest parking.

**C.E. Signs.** Only one (1) ground sign or only one (1) building sign shall be permitted per ~~zoning lot where a bed and breakfast inn is permitted.~~ One (1) additional ground sign or one (1) additional building sign may be permitted if the bed and breakfast is located on a lot with more than one street frontage. Sign design and materials are to be compatible with the architecture of the building. Internal illumination is prohibited. ~~Ground signs shall not exceed five (5) square feet in area per side and ten (10) square feet in total. Ground sign placement shall comply with the requirements established in Article 7, Section 7.03(F).~~ The maximum height and area of ~~the~~ ground ~~signs~~ shall comply with the zoning district requirements established in ~~Article 7, Section 7.03(2), Table A.~~ The maximum area of building signs shall not exceed (5) square feet in area. be one (1) square foot per one (1) linear foot of building frontage, not to exceed a maximum sign area of twelve (12) square feet in the R-1A, R-1B, R-3, and VR Districts, and the maximum sign area permitted in Section 7.04(2), Table B in the VC District and the CBD. Building signs shall comply with the requirements established in ~~Article 7, Sections 7.04(1)(D) and 7.04(1)(E).~~

~~1. Meal service or other services provided on the premises shall only be available to transient guests of the bed and breakfast inn.~~

## SECTION 3.27 ACCESSORY SHORT-TERM RENTAL HOUSING

### **A. Permit Required.**

- 1. No person shall operate an accessory short-term rental without first obtaining a Zoning Compliance Permit.

2. Applicants must be a Permanent Resident of the proposed short-term rental. Permanent residency of a dwelling unit shall be established by providing the documentation required in Section 3.27(B)(2)(ii).
3. Each short-term rental permit shall be effective from January 1 through December 31, and must be renewed annually through administrative review. The annual permit fee for establishing and maintaining a short-term rental shall be established by City Council resolution.
4. Accessory short-term rental permits are not transferable. If a property is sold or transferred and the new owner wishes to continue the accessory short-term rental of the dwelling unit or any portion thereof, a new permit must be obtained.

**B. Application Requirements**

1. All applications for a new accessory short-term rental permit or permit renewal shall be filed with the City of Dexter Zoning Administrator on forms provided by the Zoning Administrator—, subject to the requirements of Section 22.04(B).
- 4.2. Each applicant shall certify to the City that the accessory short-term rental included in the application is in compliance with the provisions of this Chapter. No permit shall be issued unless the completed application form is accompanied by payment of the required fee, as established by the City Council.
- 2.3. The initial application for an accessory short-term rental permit shall contain the following:
  - i. The name, address, and contact information of the Permanent Resident. If the Permanent Resident is not the Property Owner, the application must also include the name, address, and contact information of the Property Owner, as well as the Property Owner's signature authorizing the use of the property as an accessory short-term rental.
  - ii. Information sufficient to show that the applicant is the Permanent Resident of the accessory short-term rental. Permanent residency shall be established by showing that the dwelling is listed as the applicant's residence on at least two (2) of the following: motor vehicle registration; driver's license; voter registration; tax documents showing the unit as the applicant's primary residence for a standard homestead credit; or utility bill.
  - ii. ~~Dimensioned building floor plans and total floor area.~~
  - ii. ~~A plot plan survey, subject to section 22.04(B) as required by the Zoning Administrator.~~
- 5.4. The permit holder shall notify the city of any changes to the approved application within 30 days of the date of the change, including change of mailing address, or contract information.

**C. Structural and Occupancy Requirements**

- 1.** All lodging is to be exclusively within the dwelling unit and not in a recreational vehicle, camper, tent, or other temporary structure. Accessory dwellings in existence as of the effective date of this Section, and located on the same parcel as the Permanent Resident's principal dwelling may be utilized for guest bedrooms, in accordance with this Section.
- 2.** Every guest bedroom shall contain not less than 70 square feet. Every guest bedroom occupied by more than one person shall contain not less than 50 square feet of floor area for each occupant thereof.
- 3.** Every guest bedroom shall have access to a bathroom, including a toilet, lavatory, and bathtub or shower, without going through another guest bedroom; and the bathroom must be on the same floor as the guest bedroom.
- 4.** One (1) private bathroom, exclusively for transient guests, shall be provided for every two (2) guest bedrooms.
- 5.** Kitchens and non-habitable spaces shall not be used as guest bedrooms.
- 6.** No separate cooking facilities shall be allowed in guest bedrooms.

**E. Parking.** At least one off-street parking [space](#) is required for the Permanent Resident of the dwelling unit. One parking space shall be required for each guest bedroom. The Zoning Administrator may permit existing, improved on-street parking [spaces](#) to be used for guest parking, for the purposes of this requirement. The Zoning Administrator may attach conditions to the permitted use of existing, improved on-street parking [spaces](#) as guest parking.

**F. Violations.** An accessory short-term rental permit may be revoked subsequent to its issuance by the Zoning Administrator or their designee upon findings that the accessory short-term rental dwelling(s) fails to comply with this section and/or for violations of the city's general code, fire code, zoning ordinance, or other applicable laws and regulations.

**G. Conflicts.** In the event that the provisions of this article conflict with any other provision within the city's Code of Ordinances, the provision that is more restrictive shall apply.

- k. **Calculations.** All calculations and other information needed to review conformance of the plat with the zoning ordinance regulations shall be provided on the preliminary plat.
  - l. **Authority.** The City Council shall have the authority to approve or deny a request for a CD designation. The Council shall also have the authority to require changes in the size and shape of lots; in lot and street layout; location, size and shape of open area; and in other features of the design and character of a CD subdivision as proposed in a preliminary plat. This authority may be exercised by the Council when it determines that the proposed CD subdivision does not meet the intent of this Section or does not otherwise result in good site and subdivision planning.
  - m. **Improvements.** Improvements, or security in lieu thereof, shall be provided as required in the Subdivision Ordinance. Improvements of open space areas to be dedicated to the City, or security in lieu thereof, shall be provided by the developer prior to approval of the final plat by the City Council for the first stage of the subdivision. Agreement as to the required improvements for such open space areas shall be made by the developer and City Council prior to the Council's tentative approval of the preliminary plat. Requirements for improvements may be modified as set forth In the Subdivision Ordinance.
29. **Restaurants and other establishments with drive-in or drive-through facilities**
- a. Principal and accessory buildings shall be setback at least 75 feet from any adjacent public right-of-way line or property line. Location shall be along an arterial street, as classified in the City Master Plan.
  - b. Only one access shall be provided onto an arterial street. Access points shall be located at least 60 feet from the intersection of any two streets.
  - c. Such restaurants constructed adjacent to other commercial developments shall have a direct vehicular access connection where possible.
  - d. A six foot high wall which creates a completely obscuring effect shall be provided when abutting or adjacent districts are zoned residential.
30. **Vacation Rental Housing**
- a. Each vacation rental permit shall be effective from January 1 through December 31, and must be renewed annually through administrative review. The annual permit fee for establishing and maintaining a vacation rental shall be established by City Council resolution.



- b. All applications for a new vacation rental permit or a permit renewal shall be filed with the City of Dexter Zoning Administrator on forms provided by the Zoning Administrator. Each applicant shall certify to the City that the vacation rental included in the application is in compliance with the provisions of this Article. No permit shall be issued unless the completed application form is accompanied by payment of the required fee, as established by the City Council.
- c. Every vacation rental owner-operator shall appoint a local agent to manage the vacation rental.
- d. In addition to the application requirements of this Article, all applications for a new vacation rental permit or a permit renewal shall include a Local Agent Agreement reflecting the local agent's authority and acceptance of all responsibilities under this Article.
- e. The local agent shall:
  - 1. Keep their permanent residence within 100 miles of the vacation rental, or if a property management company or similar business entity, have offices within 100 miles of the vacation rental;
  - 2. Be authorized on behalf of the owner of the vacation rental, to accept service of all notices from the City or service of legal process relating to any and all matters relating to the vacation rental;
  - 3. Be authorized to allow City officers, employees, or agents, to enter the owner's property for purposes of inspection and enforcement of this Article or any other ordinance, statute, rule or regulation the City may have the duty or authority to enforce;
  - 4. Be authorized on behalf of the owner of the vacation rental in all matters relating to dealing with renters of the vacation rental;
  - 5. Be authorized to undertake, or cause to be undertaken, any repair or act of maintenance of the vacation rental necessary to comply with any City ordinance, or any applicable state building regulations.
- f. The permit holder shall notify the city of any changes to the approved application within 30 days of the date of the change, including change of mailing address, contract information, or appointed Local Agent.
- g. One parking space shall be required for each guest bedroom. The Planning Commission may approve existing, improved on-street parking **spaces** to be used for guest parking, for the purposes of this requirement. The Planning Commission may attach conditions

to the approved use of existing, improved on-street parking [spaces](#) as guest parking.

h. Structural and Occupancy Requirements.

1. All lodging is to be exclusively within the dwelling unit and not in a recreational vehicle, camper, tent, or other temporary structure. Accessory dwellings in existence as of the effective date of this Section, and located on the same parcel as the principal dwelling unit that is utilized as a Vacation Rental may be utilized for guest bedrooms, in accordance with this Section.
2. Every guest bedroom shall contain not less than 70 square feet. Every guest bedroom occupied by more than one person shall contain not less than 50 square feet of floor area for each occupant thereof.
3. Every guest bedroom shall have access to a bathroom, including a toilet, lavatory, and bathtub or shower, without going through another guest bedroom; and the bathroom must be on the same floor as the guest bedroom.
4. One (1) bathroom shall be provided for every two (2) guest bedrooms.
5. Kitchens and non-habitable spaces shall not be used as guest bedrooms.
6. No separate cooking facilities shall be allowed in guest bedrooms.

31. **Veterinary Clinics and Hospitals (Small Animal Clinic, Large Animal Clinic, Small Animal Hospital, and Veterinary Hospital)**

The following regulations apply to all animal clinics and hospitals:

- a. The use shall be operated by a licensed or registered veterinarian.
- b. Any indoor boarding shall be limited to that incidental to treatment or surgery.
- c. Any veterinary clinic building or structure which is used for the treatment or holding of animals which is adjacent to a residential district shall have the following construction features:
  - (1) Walls are soundproofed to all a maximum transmission of 65 dB measured at any point on the outside of the exterior wall.
  - (2) Doors must be solid core.



**From:** Marni Schmid [REDACTED]  
**Sent:** Tuesday, September 8, 2020 8:00 AM  
**To:** Michelle Aniol  
**Subject:** Re: Planning Commission Meeting- August 3, 2020

Hi Michelle,

I hope you had a good holiday weekend.

I found some typos in the STR document that need to be fixed (some are not related to STR but, since we're in here, we might as well fix them, in my opinion):

- Section 2.01 B: "the" starting the second sentence needs to be capitalized
- Section 2.01 C: I would put "shall", "may", "used", "occupied", "intended", "designed", or "arranged" in quotes - but, honestly, that doesn't help me understand that sentence, and I work with this type of document all the time in fire service standards
  - I see now that the underlining is not for editing purposes, I've never seen a legal document that underlines words instead of puts them in quotes. I can see this is how this document has been for two years now (at least), I would like to see the underlined words put in quotes instead of being underlined
- Section 2.02 first and second paragraphs
  - I think "which is," should be "which is:" or "which is" (my preference), that comma is not appropriate
  - Should that "and" (after the list of qualifiers) be an "or" or do ALL of those stipulations apply?
- Section 2.02 2nd paragraph
  - there should not be a comma after "A use"
  - there should be a comma after, "but it is not limited to," and I would remove the "it"
- Section 2.02 C - remove the comma after "residence"
- Section 2.02
  - An inn is slightly different than a bed-and-breakfast so I would like to see us remove "inn" from the term (potentially with a definition for "Inn" if that is needed) [I understand this affects Section 3.26, I do not think we should refer to it as a "bed and breakfast inn"]
  - "Housing, vacation rental", "less" should be "fewer"
- Section 3.26
  - Same comment in Section 2.02 related to "bed and breakfast inn"
  - C 1 - "less" should be "fewer"
  - C 2 - the lavatory contains a toilet, do we mean "sink"? Can we use a simpler, more common term for what we mean here?
  - E - we have a use of just "bed and breakfast" here, I think all references should match this, not "bed and breakfast inn"
- Section 3.27
  - A 3: do we need a statement related to mid-year applications? As written, this implies we only have full year permits. Maybe, "All short-term rental permits expire December 31 of the current year, and must be renewed annually..."
  - B 4: how is this policed and what is the penalty for not complying?
  - C 1: there should be a comma after, "...and located on the same parcel as the Permanent Resident's principal dwelling,"
  - C 2: "less" should be "fewer"
  - C 3: same lavatory question as 3.26.C.2
- Section 8.11

- B 30: same as 3.27 A.3
- B.30.h.1: there should be a comma after, "...and located on the same parcel as the Permanent Resident's principal dwelling that is utilized as a Vacation Rental,"
- B.30.h.2: "less" should be "fewer"
- B.30.h.3: same lavatory question as 3.26.C.2
- Section 10.02
  - G: same issue with "bed and breakfast inn" and removing "inn"
- Section 11.02
  - G: same issue with "bed and breakfast inn" and removing "inn"
- Section 12.02
  - H: same issue with "bed and breakfast inn" and removing "inn"
- Section 15.02
  - O: same issue with "bed and breakfast inn" and removing "inn"
- Section 15(A).02
  - N: same issue with "bed and breakfast inn" and removing "inn"

I realize some of these will have to be discussed by the Planning Commission as they are not simple editorial corrections.

Thank you, Marni

On Wed, Sep 2, 2020 at 4:08 PM <[maniol@dextermi.gov](mailto:maniol@dextermi.gov)> wrote:

Greetings,

Due to the Labor Day Holiday, the next **Virtual Planning Commission** meeting is scheduled for **TUESDAY, September 8, 2020 at 7:00 pm**. Here is the information you need to join the Zoom Meeting (it's also provided on the agenda):

Join the Zoom Meeting: <https://zoom.us/j/98288427768>

Join the Zoom meeting by Phone: 888-788-0099 or 877-853-5247 Meeting ID: **982 8842 7768**

You can access the agenda and packet by clicking the following links:

[Agenda](#)

[Packet](#)

A hardcopy of the agenda and packet will be delivered shortly, to those that usually receive one.

If you have any comments or questions before the meeting, or have trouble accessing the agenda or packet, please contact me. Otherwise, have a relaxing and safe Labor Day Weekend.

## *Michelle Aniol*

Community Development Manager

City of Dexter

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Walk Your Path....Shift Your World - Marni Schmid 2018

**maniol@dextermi.gov**

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**From:** maniol@dextermi.gov  
**Sent:** Thursday, September 3, 2020 12:42 PM  
**To:** 'Jamie Griffin'  
**Subject:** RE: Quick clarification about short-term rentals

You're welcome.

Yes, they are in the Planning Commission's meeting packet, which is online:  
[https://www.dextermi.gov/government/boards\\_and\\_commissions/pc.php](https://www.dextermi.gov/government/boards_and_commissions/pc.php)

## Michelle Aniol

Community Development Manager

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**From:** Jamie Griffin [REDACTED]  
**Sent:** Thursday, September 3, 2020 12:18 PM  
**To:** Michelle Aniol <maniol@dextermi.gov>  
**Subject:** Re: Quick clarification about short-term rentals

Thanks, Michelle. This is all very helpful.

One last question... the link to the full set of proposed changes is no longer working  
([https://www.dextermi.gov/Public\\_Notices/2020/2020.09.08.str.bnb.text.amend.draft.pdf](https://www.dextermi.gov/Public_Notices/2020/2020.09.08.str.bnb.text.amend.draft.pdf)).

Is the full set of proposed changes still available online somewhere? If so, would you mind sharing the link?

Thank you!

On Thu, Sep 3, 2020 at 10:15 AM <[maniol@dextermi.gov](mailto:maniol@dextermi.gov)> wrote:

Hi Jamie,

I didn't see this email until after I replied to your previous one.

Please see my comments below:

## Michelle Aniol

Community Development Manager

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**From:** Jamie Griffin [REDACTED]  
**Sent:** Thursday, September 3, 2020 7:03 AM  
**To:** Michelle Aniol <[maniol@dextermi.gov](mailto:maniol@dextermi.gov)>  
**Subject:** Re: Quick clarification about short-term rentals

Sorry for the barrage of emails! I did see the part about signs, so no need to answer that. My biggest question is probably about B&Bs.

From the [Ann Arbor Code of Ordinances](#), they distinguish among principal B&Bs and accessory B&Bs, the former of which is considered a commercial use, includes hotels, and is only allowed

in certain zoning districts. (see below) [The intent for B&B Inns, here in Dexter envisions a more traditional Innkeeper model.](#)

I think it is important for any revised ordinance here in Dexter to sufficiently distinguish among such uses. As best as I can tell, the only difference between an accessory STR and the bed and breakfast is whether the permanent resident is required to be onsite, but perhaps I am missing something? [That and meal service. STR's don't provide meal service to guests.](#)

Thanks for clarifying!

Jamie

From the Ann Arbor Code:

**Bed and Breakfast (Principal)** A type of Hotel in which the operator typically lives and provides, but is not required, to serve meals to guests.

**Bed and Breakfast (Accessory)** A Building designed as a Single-Family dwelling in which the operator lives and provides guestrooms of lodging accommodations by prior arrangement to no more than 3 guests for compensation to nonfamily members where occupancy of the dwelling including guests complies with the requirements for the zoning district in which the dwelling is located. It may or may not include serving of meals to guests.

On Wed, Sep 2, 2020 at 8:59 PM Jamie Griffin  wrote:

Thanks for your responses and for this heads-up. Not a problem.

A few more questions that came to mind:

Regarding the permanent resident requirement for the accessory STRs, it doesn't appear that there is any minimum number of days for which the resident must reside in the home, is that correct?



Here are two definitions from the packet:

Permanent resident: A person who occupies a dwelling unit for at least sixty (60) consecutive days with intent to establish the dwelling unit as his or her primary residence. A Permanent Resident may be an owner or a lessee.

Information sufficient to show that the applicant is the Permanent Resident of the accessory short-term rental. Permanent residency shall be established by showing that the dwelling is listed as the applicant's residence on at least two (2) of the following: motor vehicle registration; driver's license; voter registration; tax documents showing the unit as the applicant's primary residence for a standard homestead credit; or utility bill.

I'm thinking about "snowbirds," for example. People who temporarily move south for the winter, for upwards of 6 months. Would they be considered permanent residents under the new ordinance? As long as they provide the documentation requested? Did you come across any ordinances that required occupancy by the permanent resident for a period longer 60 days or so many days a year?

And regarding bed and breakfasts... am I correct in understanding that they would be permitted in any residential zoning district? So, in all of the subs (Dexter Crossing, Huron Farms, Westridge) in addition to the historic downtown area? Are there any additional regulations about signage, for example? The few B&Bs I've stayed in have been in historic homes in downtown areas with dedicated signage and appeared to be very much operating as a business.

Thanks for clarifying!

On Wed, Sep 2, 2020 at 4:54 PM <[maniol@dextermi.gov](mailto:maniol@dextermi.gov)> wrote:

Jamie,

Just a quick FYI. Your comments will be shared with the Planning Commission and entered into the record at the public hearing. I figure you probably already know that, but I didn't want to assume it. Have a good weekend.

## Michelle Aniol

Community Development Manager

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**From:** Jamie Griffin [REDACTED]  
**Sent:** Friday, August 28, 2020 10:02 PM  
**To:** Michelle Aniol <[maniol@dextermi.gov](mailto:maniol@dextermi.gov)>  
**Subject:** Quick clarification about short-term rentals

Hi Michelle,

I'm trying to better understand the revised zoning ordinance and was hoping you could review my brief summary below and correct me if I've gotten something wrong.

The revised ordinance now distinguishes among three short-term rental classifications: accessory short-term rental housing, vacation rental housing, and bed and breakfast inns.

Accessory short-term rental housing can be thought of as a part-time Airbnb and is classified as an accessory use requiring a permit, but not approval by the Planning Commission or City Council. Vacation rental housing can be thought of as a dedicated Airbnb and is classified as a special land use requiring approval by the Planning Commission and City Council and public input via a public hearing. Bed and breakfast inns are classified as a principal use requiring a permit [any other approval requirement??]

I'm stumped on the last part about B&Bs. Do they also require Planning Commission and City Council approval? Or just approval from the Zoning Administrator?

Thank you! And thanks for posting where to find the various documents in which these details can be found.

Jamie