

**CHARTER TOWNSHIP OF PITTSFIELD
WASHTENAW COUNTY, MICHIGAN
ZOA #25-235
ZONING ORDINANCE AMENDMENT
Short Term Rentals Text Amendment
ADOPTED**

AN ORDINANCE TO AMEND THE PITTSFIELD CHARTER TOWNSHIP
ZONING ORDINANCE BY AUTHORITY OF PUBLIC ACT #110 OF 2006, AS AMENDED,
THE CHARTER TOWNSHIP OF PITTSFIELD, WASHTENAW COUNTY, MICHIGAN,
HEREBY ORDAINS:

ZOA #25-235 amends Section 40-4.20 and Section 40-11.50 as follows:

- **Amend Section 40-4.20:**

Residential, Recreation Conservation, and Agricultural District Use Table								
	Districts							
	Residential				Agricultural/ Recreation			
Use Category	R- 1A	R- 1B	R- 2	R- 3	MHP	AG	RC	Specific Use Standard (Article, Section)
Residential								
Accessory dwelling units	C	C				C		§ <u>40-11.10</u>
Bed-and-breakfast	C	C	C			C		§ <u>40-11.09</u>
Dwellings, multiple-family			P	P				
Dwellings, one-family	P	P				P	P	
Dwellings, one-family attached			P	P				
Dwellings, two-family			P	P				
Home occupations/home office	P	P	P	P	P	P	P	§ <u>40-11.15</u>
Housing of seasonal agricultural workers						C		§ <u>40-11.14</u>
Manufactured housing park					P			§ <u>40-11.13</u>
Senior assisted living			P	P				§ <u>40-11.06</u>
Senior independent living			P	P				§ <u>40-11.06</u>
Short-term rental: Principal residence whole house, and Principal residence homestay	C	C	C	C		C		§ <u>40-11.50</u>

Add Section 40-11.50: SHORT-TERM RENTALS

SECTION 40-11.50: SHORT-TERM RENTALS

A. Purpose and Intent. The Township has determined that regulation of short-term rentals is necessary to establish a community standard for the integration of short-term rental units in the Township to ensure health, safety, and welfare of visitors and residents by re-affirming police, fire, and building safety guidelines. The Township's location and amenities make it an appealing community for rental properties and Pittsfield Township seeks to regulate the use of dwellings as short-term rentals. The intent of this regulation is to permit short-term rentals while maintaining the health, safety, and welfare of the general community and the residents of surrounding properties. This Ordinance seeks to ensure that all short-term rentals are registered with and permitted by the Township, that short-term rentals do not come to dominate any neighborhood or area, and that short-term rentals are maintained and managed in a manner that is not detrimental to nearby property owners.

B. Definitions

1. Guest means persons renting lodging from a short-term rental host, or through a hosting platform on behalf of the short-term rental host, for less than 30 consecutive days.
2. Host means a person engaged in providing a short-term rental unit.
3. Hosting platform means a marketplace in any form or format which facilitates short-term rental units, through advertising, matchmaking or any other means.
4. Permanent resident means the person(s) occupying a property as their principal residence.
5. Principal residence means the one place where an owner of the property has his or her true, fixed, and permanent home to which, whenever absent, he or she intends to return and that shall continue as a principal residence until another principal residence is established
6. Short-term rental unit means any dwelling unit that is rented wholly or partly for compensation, for periods of fewer than 30 consecutive days, by persons other than the permanent resident or owner including:
 - a. Non-principal residence short-term rental (or commercial rental) means an activity where the owner of a non-principal residence hosts visitors, for compensation, for periods of fewer than 30 consecutive days.
 - b. Principal residence homestay means an activity whereby the permanent resident(s) host visitors in their homes, for compensation, for periods of fewer than 30 consecutive days, while at least one of the permanent residents lives on-site in the dwelling unit, throughout the visitors' stay.
 - c. Principal residence whole house means an activity whereby the permanent resident(s) host visitors in their homes, for compensation, for periods of fewer than 30 consecutive days, but the permanent resident does not live on site while the guest is present.
7. This section does not apply when a seller of real property delays possession to the buyer after closing under a purchase agreement that allows the seller to remain in the residence for a period of time after the property has been sold.

C. Short-term rental unit requirements

1. Principal residence homestay and principal residence whole house short-term rental units are a Conditional Use in R1A, R1B, R-2, R-3, AG, and RC districts.
 - i. Registration and license. Registration and license shall be required through the Township Building Department.
 - ii. Inspection. Principal residence homestay or principal residence whole house short-term rental units shall require an inspection as set forth in the Townships Property Maintenance Code.
2. Non-principal residence short-term rental (or commercial rental for more than 30 consecutive days) is prohibited.
3. Short-term rental units are prohibited unless the Township has issued a short-term conditional use permit and rental license for the unit.
4. The maximum occupancy of a dwelling unit rented as a short-term rental shall not exceed two (2) times the number of bedrooms intended to be rented. For example, a three-bedroom home shall not exceed six (6) total guests.
5. No host shall rent a short-term rental unit in a manner that requires a person to sleep in an area that is not habitable as set forth in Township's Property Maintenance Code.
6. The short-term rental unit host shall be responsible for all nuisance and enforcement complaints on their premises.
7. A permanent resident may not rent their property as a short term for more than a total of 90 days per calendar year.
8. Each short-term rental shall post, in a clearly visible location inside the premises the following notice and copies or summaries of all local ordinances referenced within:
 - i. All renters of short-term rental units in Pittsfield Township are advised of the following:
 - a. This unit is subject to the Pittsfield Township Short-term Rental Ordinance.
 - b. Name and contact information of local agent.
 - c. This unit is in a residential neighborhood.
 - d. Neighboring property owners or tenants may contact the local agent of this short-term rental and/or the Pittsfield Township to report any potential issues relating to the use of this property.

Public Hearing

The Planning Commission held a public hearing on November 20, 2025, considered public comment, and considered the planners report. On November 20, 2025, the Planning Commission voted 7-0 to recommend that the Board of Trustees approve the zoning text amendment.

Publication and Effective Date

This Ordinance shall be published in the manner as required by law. Except as otherwise provided by law, this Ordinance shall be effective upon the one-hundred eightieth (180) day following final publication of the Ordinance or at such later date after publication as may be specified by the township board. (MCL 125.3402 and Pittsfield Charter Township 2025 Board Rules)

This Ordinance was duly adopted by the Pittsfield Charter Township Board at its regular meeting called and held on the 11th day of February 2026, and was ordered given publication in the manner required by law.

Michelle L. Anzaldi
Charter Township of Pittsfield Clerk
Dated: _____, 2026

Trish Reilly
Charter Township of Pittsfield Supervisor
Dated: _____, 2026

Planning Commission Public Hearing:
First Reading:
Adoption:
Posted:
Final Publication:
Effective Date:

November 20, 2025
December 10, 2025
February 11, 2026
February 13, 2026
February 15, 2026
August 14, 2026

CLERK'S CERTIFICATE

I, Michelle L. Anzaldi, Clerk of the Charter Township of Pittsfield, Washtenaw County, Michigan, hereby certifies that the foregoing constitutes a true and complete copy of Pittsfield Charter Township Zoning Ordinance Amendment #25-235 Short Term Rentals Text Amendment, which was duly adopted by the Township Board of Pittsfield Charter Township at a Regular Meeting of said Board, held on February 11, 2026, after said Ordinance had previously been introduced at a Regular Meeting of the Board held December 10, 2025, and published in the form it was introduced in accordance with P.A. 359 of 1947, as amended.

I further certify that Clerk Anzaldi moved for adoption of said Ordinance, and that Trustee Mills supported said motion.

I further certify that the following Members voted for adoption of said Ordinance: Reilly, Anzaldi, Ekpiken, Urda-Thompson, Mills; and that the following Members voted against adoption of said Ordinance: None; and that the following Members were absent or abstained from voting on the adoption of said Ordinance: Jaffer, Brabec.

I further certify that after its passage the Ordinance was published on February 15, 2026, in accordance with P.A. 359 of 1947, as amended, by Ann Arbor News.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and that such recording has been authenticated by the signatures of the Supervisor and the Clerk.

Michelle L. Anzaldi
Charter Township of Pittsfield Clerk

Dated: _____, 2026

Planning Commission Public Hearing:	November 20, 2025
First Reading:	December 10, 2025
Second Reading:	February 11, 2026
Adoption:	February 11, 2026
Posted:	February 13, 2026
Final Publication:	February 15, 2026
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