

**LODI TOWNSHIP
ORDINANCE NO. 2025-001**

AN ORDINANCE ADOPTED PURSUANT TO PUBLIC ACT 110 OF 2006, AS AMENDED (MCL 125.3101 *et seq.*), TO SECURE THE PUBLIC SAFETY, HEALTH, AND WELFARE OF THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF LODI, WASHTENAW COUNTY, MICHIGAN, BY AMENDING THE LODI TOWNSHIP ZONING ORDINANCE ARTICLE 2.0, "DEFINITIONS," SECTION 2.03, "DEFINITIONS," BY ADDING A DEFINITION FOR SHORT TERM RENTALS AND AMENDING ARTICLE 40.0, "USE STANDARDS – RURAL AND RESIDENTIAL USES," SECTION 40.31, "SINGLE-FAMILY AND TWO-FAMILY DWELLINGS," TO PROHIBIT SHORT TERM RENTALS.

LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ORDAINS:

Section 1: Amendments, additions, and deletions to the Lodi Township Zoning Ordinance, Article 2.0, "Definitions," Section 2.03, "Definitions".

That the Lodi Township Zoning Ordinance Article 2.0, "Definitions," Section 2.03, "Definitions," is hereby amended to add a definition for "Short Term Rental" to read as follows:

Short Term Rental. A dwelling or dwelling unit, or a room or group of rooms located within a dwelling or dwelling unit, rented on a daily, weekly, or other basis for less than 30 days per rental period. The term short term rental does not include a bed and breakfast inn, a hotel, a motel, an inn, or the temporary occupation of a dwelling or dwelling unit by the purchaser or seller pursuant to a valid purchase agreement.

That the Lodi Township Zoning Ordinance Article 40.0, "Use Standards – Rural and Residential Uses," Section 40.31, "Single-Family and Two-Family Dwellings," is hereby amended to read as follows:

Section 40.31 Single-Family and Two-Family Dwellings.

The intent of this Section is to ensure compliance of single-family and two-family dwellings on individual lots with all applicable Ordinance standards for the protection of the public health, safety, and welfare; to ensure that new dwellings on individual lots are aesthetically compatible with existing residential dwellings in the surrounding area; and to ensure that the use of single-family and two-family dwellings are compatible with and do not create nuisances for neighboring properties. The standards of this Section are not intended to apply to dwellings located within a licensed and approved manufactured housing park in the MHP (Manufactured Housing Park Residential) District.

A. Number of Principal Single-Family or Two-Family Dwellings per Lot.

Not more than one (1) principal, single-family dwelling or one (1) two-family dwelling shall be located on a zoning lot, except caretaker living quarters and farm labor housing as authorized by this Ordinance. For single-family condominium developments, not more than one (1) principal single-family dwelling shall be placed on each condominium lot. Conversion of an existing dwelling for use as an accessory structure to a new dwelling constructed on the same zoning lot shall be

prohibited.

B. Additional Standards for Single-Family and Two-Family Dwellings.

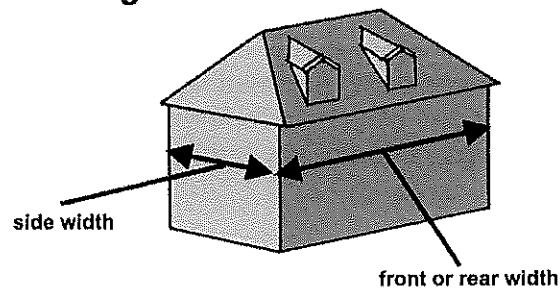
New single-family and two-family dwellings and additions to existing dwellings constructed or installed on lots in the Township, without regard to the type of construction, shall be subject to the following:

1. The dwelling shall meet all applicable federal and state design, construction, and safety codes for the type of construction.
2. The dwelling shall be placed on a permanent foundation meeting all requirements of the State Construction Code, subject to the following:
 - a. The dwelling shall be secured to the permanent foundation by an anchoring system that meets all State Construction Code and other applicable requirements before a Certificate of Occupancy is issued.
 - b. Wheels, tongue, hitch, or similar appurtenances attached to a modular dwelling shall be removed before anchoring the dwelling unit.
3. Each dwelling shall have a minimum floor area of 1,000 square feet.
4. Each dwelling shall be connected to a potable water supply, and to sanitary sewerage facilities per Section 55.10 (Sanitary Sewage Facilities).
5. Each dwelling shall contain a minimum storage capability area of 100 square feet in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure or standard construction similar to, or of better quality than the principal dwelling.
6. Each dwelling shall be compatible in design and appearance with other dwellings in the vicinity, including either a roof overhang of not less than six (6) inches on all sides, or alternatively, with window sills and roof drainage systems concentrating roof drainage at collection points along the sides of each dwelling unit; has not less than two exterior doors with one being the front door and with the second one being in either the rear or side of each dwelling unit; and with permanently attached steps connected to the exterior door areas or to porches connected to the door areas where a difference in elevation requires the same.
 - a. The compatibility of design and appearance shall be determined in the first instance by the Zoning Administrator upon review of the plans submitted for a particular dwelling unit, subject to appeal by an aggrieved party to the Zoning Board of Appeals within a period of 15 days from the receipt of notice of the Zoning Administrator's decision.
 - b. Any determination of compatibility shall be based upon the standards set forth in this definition of "dwelling," as well as the

character, design and appearance of one or more dwellings located outside of manufactured housing parks throughout the Township.

- c. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.
7. The dwelling contains no additions or rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
8. The dwelling, prior to any additions or expansions, shall have a minimum width across any front, side or rear building width of 26 feet (see "Dwelling Width" illustration).

Dwelling Width



9. The dwelling shall have a minimum 4:12 roof pitch for a dwelling unit with a width across any front, side or rear building width of 31 feet or less.
10. The dwelling complies in all respects with the State Construction Code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction that are different than those imposed by the State Construction Code, then in that event such federal or state standard or regulation shall apply.
11. A building permit shall be required for the construction of the foundation, for placement of the dwelling unit on the lot, and for any addition(s) to the dwelling. A building permit shall not be issued until a Zoning Compliance Permit has been issued in accordance with Section 57.04 (Issuance of Zoning Compliance Permits).
12. Two-family dwellings shall be established only at locations where a municipal water supply system and a municipal sanitary sewer system [as defined in Section 2.03 (Definitions)] is available and shall be connected to such systems. The Township has no obligation to install such systems.

C. Short Term Rentals prohibited.

Short Term Rentals are prohibited in Single-Family and Two-Family Dwellings to preserve and maintain integrity, permanence, non-transience, and other essential qualities of life for the residents of single-family and two-family dwellings in the township and to preserve and maintain the residential and agricultural character of the township, and to prevent nuisances to adjacent properties.

Section 2: Severability.

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 3: Saving Clause

The Lodi Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Section 4. Effective Date

The ordinance changes shall take effect seven days after the publication of the notice of adoption unless petition procedures are initiated under MCL 125.3402. If petition procedures are initiated, the ordinance shall take effect in accordance with MCL 125.3402.



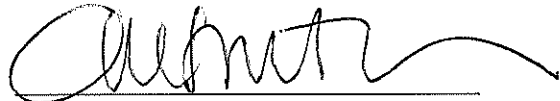
Jan Godek, Township Supervisor



Christina Smith, Township Clerk

Clerk's Certification

I, Christina Smith, Clerk for Lodi Township, Washtenaw County, Michigan, hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-001 of Lodi Township, adopted by resolution at a meeting of the Township Board of Trustees held on August 5, 2025, and the whole thereof is now in my custody.

A handwritten signature in black ink, appearing to read 'Christina Smith', written over a horizontal line.

Christina Smith, Township Clerk

A copy of the complete ordinance text may be inspected or purchased at the Lodi Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan 48103. The office hours are 9:00 a.m. until noon Monday through Thursday.

Adopted: 8/5/2025

Published: 8/13/2025

Effective: 8/20/2025, subject to PA 110 of 2006 as amended.

