

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 598**

At a regular meeting of City Council for the City of Ionia, Michigan held at City Hall on November 5, 2025, beginning at 6:30 P.M., City Councilmember Millard made a motion to adopt this Ordinance, which by motion was supported by Councilmember Cook.

AN ORDINANCE TO AMEND CHAPTER 1240, SECTION 1240.11; ENACT A NEW CHAPTER 1294 ENTITLED "SHORT-TERM RENTALS"; AMEND CHAPTER 1248, SECTION 1248.02; AMEND CHAPTER 1250, SECTION 1250.02; AMEND CHAPTER 1252, SECTION 1252.02; AMEND CHAPTER 1258, SECTION 1258.02; AND AMEND CHAPTER 1260, SECTION 1260.02 OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA.

The CITY OF IONIA (the "City") HEREBY ORDAINS:

Section 1. Amendment to Part Twelve, Title Six, Chapter 1240, Section 1240.11. Part Twelve, Title Six, Chapter 1240, Section 1240.11, Subsection 102, including its subparts, of the Codified Ordinances is hereby amended to read in its entirety as follows:

(102) Setback: The distance required to obtain front, side or rear yard open space provisions of this Zoning Code.

(102a) Short-term rental ("STR") activity: The renting or leasing of a dwelling unit for compensation for a term between and including 1 night to 27 nights consecutively, where STR activity shall not be considered to include the following:

- A. Renting a bedroom on a non-commercial basis in an owner-occupied single-family residential home;
- B. Transitional houses operated by a charitable organization;
- C. Group homes such as nursing homes and adult-foster-care homes;
- D. Substance-abuse rehabilitation clinics;
- E. Mental-health facilities; and
- F. Other similar health-care related facilities.

(102b) Short-term rental ("STR") dwelling unit: A dwelling unit for which the City has lawfully issued a registration for renting or leasing for STR activity.

(102c) Short-term rental ("STR") property: Any lot, parcel or property on which at least one STR dwelling unit exists.

~~(102a) Short Term Property or Lot: A parcel or lot with an STR use or operation thereon.~~

~~(102b) Short Term Rental ("STR"): A dwelling unit, cabin, cottage, or house that is available for rent or use or is used or rented for habitation, accommodation, or lodging of guests, paying a fee or other compensation, for a period of less than 30 consecutive days and nights at a time.~~

Section 2. Enactment of Chapter 1294. Part Twelve, Title Six of the Codified Ordinances is hereby amended to enact a new Chapter 1294 to read in its entirety as follows:

CHAPTER 1294
Short-Term Rentals

1294.01 Findings and Purpose

1294.02 Prohibition

1294.01 FINDINGS AND PURPOSE.

The City Council finds that while short-term rentals ("STRs") provide positive benefits to tourism within the City, there are also potential problems and negative consequences associated with STRs. The purpose of this chapter is to establish standards and procedures to regulate STRs within the City to promote the health, safety, and welfare of the community, considering the potential benefits and consequences related to STRs.

1294.02 PROHIBITION.

None of the following shall be used as an STR property nor be rented or leased for use, habitation, or lodging for STR activity:

- (a) A tent, bunkhouse, shed, barracks, or similar structure.
- (b) A dwelling unit or structure that does not meet all applicable height, bulk, size, setback, and other requirements set forth in Appendix I, Schedule of Regulations.
- (c) A dwelling unit that was unlawfully built, expanded, or modified.
- (d) A camping trailer, recreation vehicle, popup trailer, bus, motorhome, or similar vehicle.
- (e) An accessory dwelling unit (ADU), as set forth in Section 1286.14.
- (f) A dwelling unit that has not been validly registered with the City as an STR dwelling unit.
- (g) A dwelling unit or structure that does not comply with all applicable requirements of this Zoning Code, building, mechanical, plumbing, and electrical codes, and the International Fire Prevention Code and International Property Maintenance Code that have been adopted by the City.

Section 3. Amendment to Part Twelve, Title Six, Chapter 1248, Section 1248.02. Part Twelve, Title Six, Chapter 1248, Section 1248.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the Low-Density Residential District as follows:

(k) Short-term rental dwelling units subject to Chapter 1294.

Section 4. Amendment to Part Twelve, Title Six, Chapter 1250, Section 1250.02. Part Twelve, Title Six, Chapter 1250, Section 1250.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the Medium Density Residential District as follows:

(l) Short-term rental dwelling units subject to Chapter 1294.

Section 5. Amendment to Part Twelve, Title Six, Chapter 1252, Section 1252.02. Part Twelve, Title Six, Chapter 1252, Section 1252.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the High-Density Residential District as follows:

(i) Short-term rental dwelling units subject to Chapter 1294.

Section 6. Amendment to Part Twelve, Title Six, Chapter 1258, Section 1258.02. Part Twelve, Title Six, Chapter 1258, Section 1258.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the B-2 Central Business District as follows:

(e) Short-term rental dwelling units subject to Chapter 1294.

Section 7. Amendment to Part Twelve, Title Six, Chapter 1260, Section 1260.02. Part Twelve, Title Six, Chapter 1260, Section 1260.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the B-3 General Business District as follows:

(ff) Short-term rental dwelling units subject to Chapter 1294.

Section 8. Severability. Should any portion of this Ordinance be declared to be invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect any other portion or provision of this Ordinance, which shall remain valid and in full force and effect.

Section 9. Effective Date. This Ordinance shall become effective upon the expiration of seven (7) days after this Ordinance’s adoption, or a summary thereof, appears in the newspaper as provided by law.

The vote to approve and adopt this Ordinance was as follows:

YEAS: Margot Cook, Tom Millard, Richard Starr, Mary Patrick, Troy Waterman, Brenda Cowling, and Mayor John Milewski

NAYS: None

ABSTAIN: None

ABSENT: Tim Lee and Jeff Winters

ORDINANCE NO. 598 DECLARED ADOPTED.

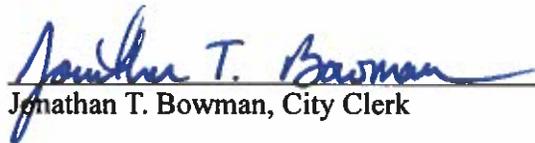
CITY OF IONIA

Dated: 11/5/25


Jonathan T. Bowman, City Clerk

CERTIFICATION

I hereby certify that the above is a true copy of the Ordinance adopted by the City Council of the City of Ionia as of the date, time, and place as specified above, pursuant to the required statutory procedures.


Jonathan T. Bowman, City Clerk

Introduction and First Reading:	October 1, 2025
Notice of Public Hearing:	October 9, 2025
Public Hearing, Second Reading, Adoption:	November 5, 2025
Effective (7 days after publication):	November 20, 2025