



## MEMORANDUM

### City of Saugatuck Planning Commission

|                    |                                            |                        |                                        |
|--------------------|--------------------------------------------|------------------------|----------------------------------------|
| <b>Memo Date:</b>  | <b>September 1, 2026</b>                   | <b>Meeting Date:</b>   | <b>September 8, 2026</b>               |
| <b>Request:</b>    | <b>Zoning Ordinance<br/>Text Amendment</b> | <b>Applicant:</b>      | <b>Christopher Khorey/<br/>McKenna</b> |
| <b>Complete:</b>   | <b>Yes</b>                                 | <b>Recommendation:</b> | <b>N/A</b>                             |
| <b>City Staff:</b> | <b>Grayson Moore</b>                       | <b>Consultant:</b>     | <b>David M. Jirousek, AICP</b>         |

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### Overview

On behalf of the Wickwood Inn, the applicant has requested a zoning text amendment to establish a new lodging use, identified as a "boutique inn." The proposed use is intended to function as a specialized accommodation use that is less intensive and less obtrusive than a hotel/inn and less auto-oriented than a motel, motor court, or motel/motor court, while allowing a broader range of services and amenities than are allowed under a bed and breakfast. The primary purpose of the amendment is to allow accessory services, amenities, expanded dining options, and event spaces that may serve both overnight guests and the general public.

### Revisions

Based on the June meeting discussion and follow-up with City Staff and advisors, the applicant has revised their request. These changes are outlined and tracked in the applicant's submittal. The more significant changes include the following:

- **Definitions.** Revises the definition of boutique inn to allow the use to consist of multiple buildings rather than a single building.
- **Location.**
  - Removes boutique inns from all previously proposed zoning districts except R-4.
  - Limits boutique inns to R-4 lots abutting properties with C-1 or C-2 zoning designation.
- **Use Designation.** Changes boutique inns from a permitted use to a special land use, requiring review and approval by the Planning Commission.
- **Parking.** Retains the parking requirement of one parking space per three sleeping units.

- **Signs.** Removes the boutique inn-specific sign provisions and relies on the existing applicable sign regulations in Section 154.140.
- **Nuisance Mitigation.** Adds a reference requiring compliance with applicable nuisance ordinance requirements.
- **Screening.** Requires screening where a boutique inn is adjacent to a residential use.
- **Accessory Guest Building Requirements.** Includes similar requirements for accessory guest buildings, generally consistent with the existing requirements for accessory guest buildings associated with bed and breakfast uses (includes them in the boutique inn section rather than a reference to bed and breakfast requirements).
- **Restaurant Use.** Clarifies requirements related to restaurant use.
- **Event Attendance.** Reduces maximum event attendance from six (6) times to four (4) times the number of guest rooms.

## Analysis

These changes will result in an overall reduction of the potential impact to the R-4 district compared to the initial proposal, primarily related to allowable guest attendance. Most importantly, classifying boutique inns as a special land use provides an additional level of review to evaluate site-specific impacts and impose appropriate conditions to protect surrounding properties.

Limiting the geographic area to the R-4 district does not necessarily impact the other previously considered zoning districts, as most already include commercial accommodation uses. However, it allows the Planning Commission to focus its discussion on qualifying lots- those that are zoned R-4 and are “abutting” C-1 and C-2 zoning districts:

1. 149 Lucy Street- Abuts C-1 WSN: Single-Family Residential Dwelling (4,356 s.f. lot)
2. 153 Lucy Street- Abuts C-1 WSN: Two-Family Residential Dwelling (3,049 s.f. lot)
3. 650 Butler Street- Abuts C-2 WSE: Single-Family Residential Dwelling (7,275 s.f. lot)
4. 620 Butler Street- Abuts C-1 WSN: Vacant (10,149 s.f. lot)
5. 620 Butler Street- Abuts C-1 WSN: Single-Family Residential Dwelling (8,233 s.f. lot)
6. 606 Butler Street- Abuts C-1 WSN: Single-Family Residential Dwelling (9,191 s.f. lot)
7. 546 Butler Street- Abuts C-2 WSE: Commercial Building (8,712 s.f. lot)
8. 526 Butler Street- Abuts C-2 WSE: Single-Family Residential Dwelling (8,712 s.f. lot)
9. 120 Mary Street/510 Butler Street (Combined Lot)- Abuts C-2 WSE: Bed and Breakfast Establishment- Wickwood Inn (26,136 s.f. lot)

*Note: Zoning definition of Abutting (Lot or Parcel): A lot or parcel which shares a common border with the subject lot or parcel.*

## Recommendation

At this stage, the applicant is seeking formal review and consideration of the revised zoning text amendment. The Commission may choose to use one of the following motions:

*I move to approve the proposed zoning text amendment to establish a new lodging use, boutique inn, permitted in the R-4 Residential Transitional Zoning District, as presented.*

*I move to table consideration of the proposed zoning text amendment to establish a new lodging use, boutique inn, permitted in the R-4 Residential Transitional Zoning District, to allow the applicant an opportunity to address the following:*

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

*I move to conditionally approve the proposed zoning text amendment to establish a new lodging use, boutique inn, in the R-4 Residential Transitional Zoning District, with the following modifications:*

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

*I move to deny the proposed zoning text amendment to establish a new lodging use, boutique inn, permitted in the R-4 Residential Transitional Zoning District, based on the following considerations:*

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Exhibit 1: Qualified Lots**

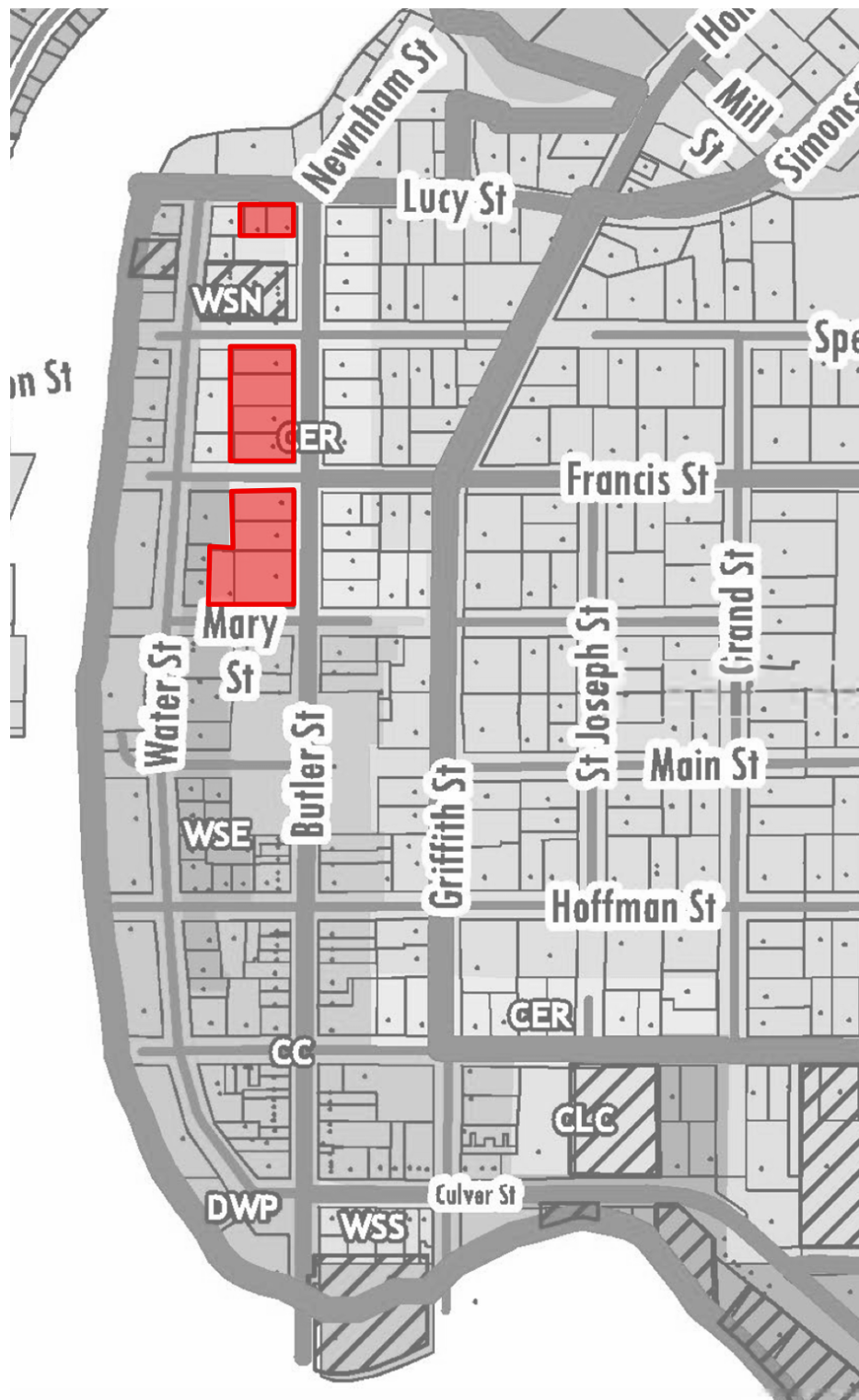


**Exhibit 2: Qualified Lots**

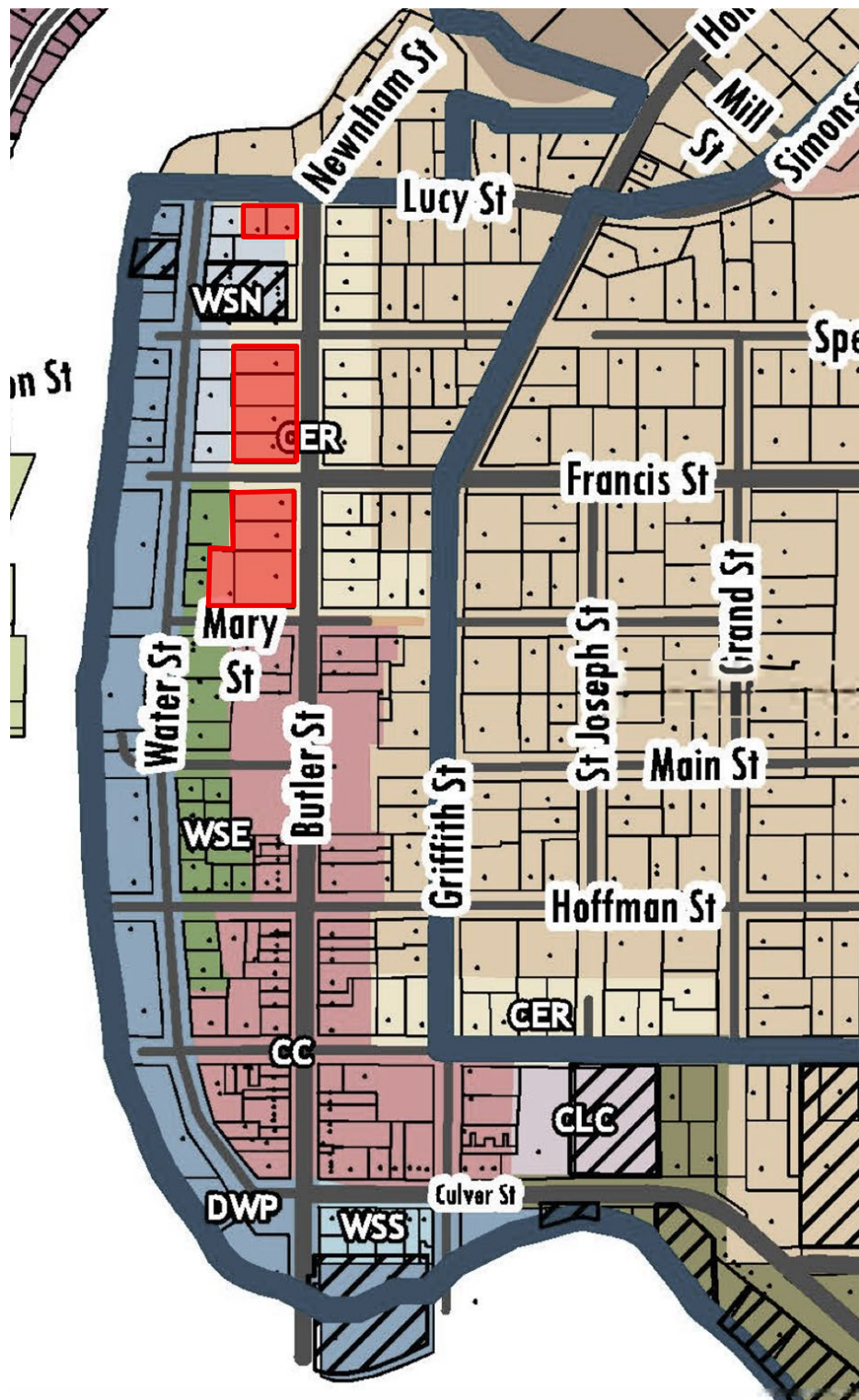
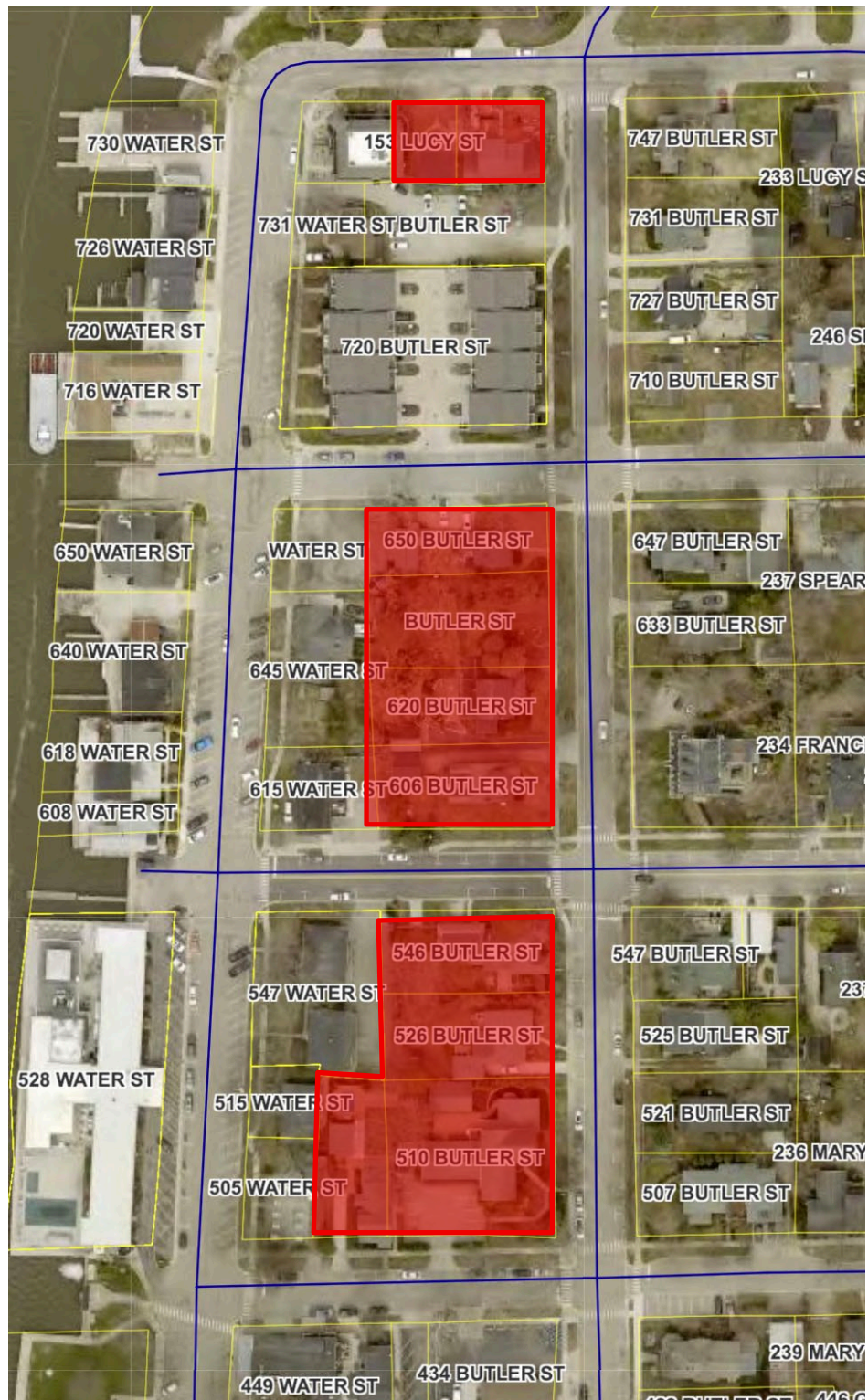


**Exhibit 3: Qualified Lots**





July 2, 2026

Planning Commission  
City of Saugatuck  
102 Butler Street  
Saugatuck, MI 49453

**Subject: Revised Text Amendment to Create “Boutique Inn” Land Use Classification under the Saugatuck Zoning Ordinance**

Dear Commissioners,

On behalf of Wickwood Inn (510 Butler Street and 120 Mary Street), we have revised the proposed amendment to the City of Saugatuck Zoning Ordinance to create a new type of lodging use, called “**Boutique Inn**.” The purpose of this new use would be to create a “middle ground” between Bed and Breakfast Establishment and Hotel(Inn).

The following revisions have been made to the proposed amendment, based on feedback from the Planning Commission and City staff and consultants:

#### MAJOR POLICY CHANGES

- Boutique Inns would only be permitted by **Special Use** in the **R-4 District** on lots **abutting a C-1, C-2, or C-4 District**.
- The limit on event capacity has been reduced from six times the number of guest rooms to **four times the number of guest rooms**. Because the number of adult overnight guests is limited to two per guest room, the event limit is **two times the number of overnight guests**.

#### WORDING REVISIONS

- The food and beverage provision has been re-worded to be more clear and concise. The limit on seating capacity for non-guest dining remains unchanged at **two times the number of guest rooms**.
- The signage provision has been re-worded to be consistent with the new sign ordinance. In practical terms, the allowable signage is the same as previously proposed, and the same as what is allowed for Bed and Breakfasts in the R-4 District. Wickwood’s current signage is in compliance with those requirements.
- The amendment now explicitly states that **screening (either landscaping or a fence)** as described in Section 154.142.D would be required between Boutique Inns and adjacent residential uses. This was already implied, but now it is made clear and explicit.
- The definition has been altered slightly to clarify that Boutique Inns may consist of multiple buildings, and that the resident manager or on-site owner may have family members that also live on site, rather than being the only allowable permanent resident.





- A cross reference to the Noise Ordinance (Ordinance 94) has been added to confirm that it applies to Boutique Inns.
- The standards for Accessory Guest Units have been brought over from the Bed and Breakfast section, then revised slightly to correct cross references and otherwise make it consistent with the proposed Boutique Inn language. Previously, this section contained only a cross reference to the Accessory Guest Unit standards in the Bed and Breakfast section.

We look forward to further discussions on this proposed Text Amendment with the Planning Commission on August 20. Wickwood understands that that meeting will not be noticed as a public hearing, and that no vote on the proposal will take place. Instead, we seek feedback and direction from the Planning Commission, after which we can make further revisions in preparation for an eventual public hearing and vote.

Thank you for your consideration of this proposal.

Respectfully Submitted,

**McKenna**

Christopher Khorey, AICP  
Vice President

Kyle Mucha, AICP  
Principal Planner

**CITY OF SAUGATUCK  
ALLEGAN COUNTY, MICHIGAN  
ZONING ORDINANCE AMENDMENT**

**ORDINANCE NO. \_\_\_\_\_**

At a meeting of the City Council of the City of Saugatuck, Allegan County, Michigan, held at the City of Saugatuck Hall on \_\_\_\_\_, 2026, at \_\_\_\_\_ p.m., City Council Member \_\_\_\_\_ moved to adopt the following ordinance, which motion was seconded by City Council Member \_\_\_\_\_.

*An ordinance to amend the City of Saugatuck's Zoning Ordinance to create a new definition for Boutique Inn and to regulate Boutique Inns to promote the public health, safety, and welfare of the residents and visitors of the City of Saugatuck.*

CITY OF SAUGATUCK, ALLEGAN COUNTY, ORDAINS:

**SECTION 1. AMENDMENT TO ZONING ORDINANCE, SECTION 154.005:** The City of Saugatuck Zoning Ordinance, Section 154.005 is amended to add the definition of “Boutique Inn,” which shall read as follows. The remainder of section 154.005 shall remain the same unless expressly amended herein:

***Inn, Boutique:*** A lodging use, consisting of one or more buildings on the same lot, which has sleeping rooms available for rent by transient people on a short-term basis. A Boutique Inn shall include a residential dwelling unit, to be primarily occupied by the property owner or an on-site resident manager. A Boutique Inn may contain amenities, including, but not limited to swimming pool, game room, exercise facilities, or similar amenities, which are for the exclusive use of guests. A Boutique Inn may also contain restaurant and/or event facilities, which shall be operated primarily, though not necessarily exclusively, for the benefit of the overnight guests. A Boutique Inn shall not be considered or construed to be a Hotel (Inn), motel, bed and breakfast establishment, multiple-family dwelling, or similar facility.

~~**SECTION 2. AMENDMENT TO ZONING ORDINANCE, SECTION 154.024(B):** The City of Saugatuck Zoning Ordinance, Section 154.024(B) is amended to add Section 154.024(B)(9), which shall read as follows. The remainder of section 154.024(B) shall remain the same unless expressly amended herein:~~

~~\_\_\_\_\_(9) Boutique Inn.~~

~~SECTION 3. AMENDMENT TO ZONING ORDINANCE, SECTION 154.039(B): The City of Saugatuck Zoning Ordinance, Section 154.039(B) is amended to add Section 154.039(B)(10), which shall read as follows. The remainder of section 154.039(B) shall remain the same unless expressly amended herein:~~

~~———(10) Boutique Inn.~~

~~SECTION 4. AMENDMENT TO ZONING ORDINANCE, SECTION 154.040(B): The City of Saugatuck Zoning Ordinance, Section 154.040(B) is amended to add Section 154.040(B)(12), which shall read as follows. The remainder of section 154.040(B) shall remain the same unless expressly amended herein:~~

~~———(12) Boutique Inn.~~

~~SECTION 5. AMENDMENT TO ZONING ORDINANCE, SECTION 154.041(B): The City of Saugatuck Zoning Ordinance, Section 154.041(B) is amended to add Section 154.041(B)(11), which shall read as follows. The remainder of section 154.041(B) shall remain the same unless expressly amended herein:~~

~~———(11) Boutique Inn.~~

~~SECTION 6. AMENDMENT TO ZONING ORDINANCE, SECTION 154.037(C): The City of Saugatuck Zoning Ordinance, Section 154.037(C) is amended to add Section 154.037(C)(12), which shall read as follows. The remainder of section 154.037(C) shall remain the same unless expressly amended herein:~~

~~———(12) Boutique Inn.~~

~~SECTION 7. AMENDMENT TO ZONING ORDINANCE, SECTION 154.042(C): The City of Saugatuck Zoning Ordinance, Section 154.042(C) is amended to add Section 154.042(C)(5), which shall read as follows. The remainder of section 154.042(C) shall remain the same unless expressly amended herein:~~

~~———(5) Boutique Inn.~~

**SECTION 8. AMENDMENT TO ZONING ORDINANCE, SECTION 154.025(B):** The City of Saugatuck Zoning Ordinance, Section 154.025(BC) is amended to add Section 154.025(B)(7), which shall read as follows. The remainder of section 154.025(BC) shall remain the same unless expressly amended herein:

(7) Boutique Inns ~~located within existing buildings~~ on lots abutting a C-1 or C-2 Zoning District.

~~**SECTION 9. AMENDMENT TO ZONING ORDINANCE, SECTION 154.025(C):** The City of Saugatuck Zoning Ordinance, Section 154.025(C) is amended to add Section 154.025(C)(5), which shall read as follows. The remainder of section 154.025(C) shall remain the same unless expressly amended herein:~~

~~(5) New construction for Boutique Inns OR Boutique Inns on lots not abutting a C-1 or C-2 District.~~

~~**SECTION 10. AMENDMENT TO ZONING ORDINANCE, SECTION 154.032(C):** The City of Saugatuck Zoning Ordinance, Section 154.032(C) is amended to add Section 154.032(C)(7), which shall read as follows. The remainder of section 154.032(C) shall remain the same unless expressly amended herein:~~

~~(7) Boutique Inn.~~

**SECTION 11. AMENDMENT TO ZONING ORDINANCE, SECTION 154.135:** The City of Saugatuck Zoning Ordinance, Section 154.135 is amended to add the following row pertaining to “Boutique Inns” to the table of off-street parking requirements. The remainder of section 154.135, including the remainder of the table, shall remain the same unless expressly amended herein.

|               |     |                      |
|---------------|-----|----------------------|
| Boutique Inns | 1.0 | Per 3 sleeping units |
|---------------|-----|----------------------|

**SECTION 12. AMENDMENT TO ZONING ORDINANCE, SECTION 154.022:** The City of Saugatuck Zoning Ordinance, Section 154.022 is amended to add Section 154.022(S), which shall read as follows. The remainder of section 154.022 shall remain the same unless expressly amended herein:

(S) *Boutique Inns*. All Boutique Inns shall meet the following criteria:

- (1) Rooms utilized for guest sleeping shall not exceed two occupants per room not including children under the age of 12. Each room for guest sleeping shall contain at least 100 net square feet of room size.
- (2) The Boutique Inn facility and operation shall meet all applicable building, health and related safety codes. All sleeping rooms shall contain a separate smoke detector in proper working order. Each floor of the dwelling shall contain

a fire extinguisher in proper working order in conformance with all applicable fire codes.

(3) No separate or individual cooking facilities shall be provided for the use of guests, including existing cooking facilities.

(4) Boutique Inns shall be subject to the applicable sign regulations in Section 154.140. ~~The Boutique Inn operation may include a wall sign, attached flat against the front face of the dwelling, not to exceed two square feet in area. The sign shall be non-illuminated and designed and constructed consistent with the architectural and aesthetic character of the dwelling to which the sign shall be affixed. In lieu of a wall sign, the Planning Commission may permit a free-standing sign, not to exceed four square feet. (See § 154.140 and Chapter 152).~~

~~(5)~~ No guest shall reside on the premises for more than 14 consecutive days, and not more than 30 days in any one year.

~~(6)~~ Boutique Inns shall be subject to all applicable regulations of Ordinance 94, regarding nuisance. The use of outdoor yard areas, open decks, pools and the like shall not result in the production of excessive off-site noise, odor and other external disturbances. ~~Said determination to be based on the judgement of the Zoning Administrator.~~ Approval of the Boutique Inn operation may be conditioned upon the installation of screening, fencing, plantings and/or other such installations and conditions to help ensure compatibility of the Boutique Inn operation with the surrounding area and compliance with Ordinance 94.

~~(5)(7)~~ Boutique Inns that are adjacent to residential uses shall be subject to the screening requirements of Section 154.142.D.

~~(6)(8)~~ An existing residential structure may be converted to a Boutique Inn and exterior additions to an existing residential structure for the purpose of providing additional rental rooms shall only be allowed if the parcel of property meets all of the provisions of this chapter for the particular zone in which the proposed Boutique Inn is located.

(9) An accessory building or buildings on the same lot as a principal building used as a Boutique Inn may be used as accessory guest buildings, provided the following requirements are met:

a. Special land use approval shall be required, as described in Sections 154.080 through 154.092. The Planning Commission shall

also consider the following supplemental special land use standards related to accessory guest buildings:

1. The overall site plan shall not detract from the cohesive appearance and layout of the subject block and surrounding neighborhood.
  2. Accessory guest buildings shall be designed to be compatible with the existing built character of the block in which they are located, as well as nearby blocks that are similar in character, including consistency with prevailing building density, mass, bulk, scale, and design.
- b. All requirements of Section 154.022.S.1-8 must be met.
  - c. There shall be no more than two accessory guest buildings per principal Boutique Inn building.
  - d. An individual accessory guest building shall include no more than three guest rooms.
  - e. The total number of guest rooms within accessory guest buildings shall not exceed 50% of the total number of guest rooms within the principal building or six, whichever number is less.
  - f. Any newly constructed accessory guest building must meet all requirements of Section 154.022(H).

~~(7) Accessory Guest Units shall be permitted accessory to Boutique Inns, subject to the approval of a Special Use Permit and compliance with the requirements of Section 154.022(R)(10).~~

~~(8)(10)~~ Boutique Inns shall be limited to no more than one guest unit per 1,500 square feet of lot area, inclusive of Accessory Guest Units.

~~(9)(11)~~ A Boutique Inn may contain an accessory restaurant. ~~A restaurant accessory to a Boutique Inn may be open to the general public.~~ The seating capacity of the restaurant, including both indoor and outdoor seating, shall not exceed two times the number of guest rooms. The restaurant shall not operate after 10 PM, and shall not be open to ~~the general public~~ anyone other than overnight guests at the Boutique Inn before 8 AM. ~~A Boutique Inn may provide food or beverage~~

~~service to overnight guests in locations other than an accessory restaurant, but shall not serve food or drink to the general public outside of an approved accessory restaurant space.~~

~~(10)~~(12) A Boutique Inns may contain an accessory event facility. For any event at the facility, the person named in the reservation for the event space must be an overnight guest, but the event itself may include non-guests. The maximum number of guests at an event shall not exceed ~~six~~four times the number of guest rooms. ~~No event shall begin before 9 AM and no event shall extend beyond 10 PM. Events shall be conducted in such a manner as to maintain compliance at all times with Ordinance 94.~~

**SECTION 13. REPEAL.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 14. SEVERABILITY.** The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

**SECTION 15. EFFECTIVE DATE.** This Ordinance shall take effect seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ORDINANCE DECLARED ADOPTED.

\_\_\_\_\_  
Holly Anderson  
City of Saugatuck, Mayor

### **CERTIFICATION**

I hereby certify that:

1. The above is a true copy of an ordinance adopted by the City of Saugatuck at a duly scheduled and noticed meeting of the City Council held on \_\_\_\_\_, \_\_\_\_\_ 2026, pursuant to the required statutory procedures.
2. A summary of the above ordinance was duly published in the \_\_\_\_\_ newspaper, a newspaper that circulates within the City of Saugatuck, on \_\_\_\_\_, 2026.
3. Within 1 week after such publication, I recorded the above ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the City Council voting, and how each member voted.
4. I filed an attested copy of the above ordinance with the Allegan County Clerk on \_\_\_\_\_, 2026.

ATTESTED:

\_\_\_\_\_  
Jamie Wolters  
City of Saugatuck, Clerk

**CITY OF SAUGATUCK  
ALLEGAN COUNTY, MICHIGAN**

**NOTICE OF ADOPTION**

**ZONING ORDINANCE AMENDMENT**

**ORDINANCE NO. \_\_\_\_**

Please take notice that on \_\_\_\_\_, 2026, the City Council of the City of Saugatuck adopted Ordinance No. \_\_\_\_, which amends the City of Saugatuck's Zoning Ordinance to create a new land use for Boutique Inns, to regulate Boutique Inns, and to promote the public health, safety, and welfare of the residents and visitors of the City of Saugatuck. Copies of the ordinance may be obtained from Jamie Wolters, City of Saugatuck Clerk, at 102 Butler Street, P.O. Box 86, Saugatuck, Michigan 49453, during regular business hours.

The Zoning Ordinance Amendment has the following sections and catch lines: Section 1: Amendment to Zoning Ordinance, Section 154.005; Section 2: Amendment to Zoning Ordinance, Section 154.024(B); Section 3: Amendment to Zoning Ordinance, Section 154.039(B); Section 4: Amendment to Zoning Ordinance, Section 154.040(B); Section 5: Amendment to Zoning Ordinance, Section 154.041(B); Section 6: Amendment to Zoning Ordinance, Section 154.037(C); Section 7: Amendment to Zoning Ordinance, Section 154.042(C); Section 8: Amendment to Zoning Ordinance, Section 154.025(B); Section 9: Amendment to Zoning Ordinance, Section 154.025(C); Section 10: Amendment to Zoning Ordinance, Section 154.032(C); Section 11: Amendment to Zoning Ordinance, Section 154.135; Section 12: Amendment to Zoning Ordinance, Section 154.022; Section 13: Repeal; Section 14: Severability; and Section 15: Effective Date, which is seven days after publication of this notice of adoption unless referendum procedures are initiated under MCL 125.3402.

Jamie Wolters  
City of Saugatuck, Clerk  
(269) 558-9495  
[JWolters@saugatuckcity.com](mailto:JWolters@saugatuckcity.com)

Publication Date: \_\_\_\_\_, 2026

**CITY OF SAUGATUCK  
ALLEGAN COUNTY, MICHIGAN  
ZONING ORDINANCE AMENDMENT  
ORDINANCE NO. \_\_\_\_\_**

At a meeting of the City Council of the City of Saugatuck, Allegan County, Michigan, held at the City of Saugatuck Hall on \_\_\_\_\_, 2026, at \_\_\_\_\_ p.m., City Council Member \_\_\_\_\_ moved to adopt the following ordinance, which motion was seconded by City Council Member \_\_\_\_\_.

*An ordinance to amend the City of Saugatuck's Zoning Ordinance to create a new definition for Boutique Inn and to regulate Boutique Inns to promote the public health, safety, and welfare of the residents and visitors of the City of Saugatuck.*

CITY OF SAUGATUCK, ALLEGAN COUNTY, ORDAINS:

**SECTION 1. AMENDMENT TO ZONING ORDINANCE, SECTION 154.005:** The City of Saugatuck Zoning Ordinance, Section 154.005 is amended to add the definition of “Boutique Inn,” which shall read as follows. The remainder of section 154.005 shall remain the same unless expressly amended herein:

***Inn, Boutique:*** A lodging use, consisting of one or more buildings on the same lot, which has sleeping rooms available for rent by transient people on a short-term basis. A Boutique Inn shall include a residential dwelling unit, to be primarily occupied by the property owner or an on-site resident manager. A Boutique Inn may contain amenities, including, but not limited to swimming pool, game room, exercise facilities, or similar amenities, which are for the exclusive use of guests. A Boutique Inn may also contain restaurant and/or event facilities, which shall be operated primarily, though not necessarily exclusively, for the benefit of the overnight guests. A Boutique Inn shall not be considered or construed to be a Hotel (Inn), motel, bed and breakfast establishment, multiple-family dwelling, or similar facility.

**SECTION 2. AMENDMENT TO ZONING ORDINANCE, SECTION 154.025(B):** The City of Saugatuck Zoning Ordinance, Section 154.025(C) is amended to add Section 154.025(B)(7), which shall read as follows. The remainder of section 154.025(C) shall remain the same unless expressly amended herein:

(7) Boutique Inns on lots abutting a C-1 or C-2 Zoning District.

**SECTION 3. AMENDMENT TO ZONING ORDINANCE, SECTION 154.135:** The City of Saugatuck Zoning Ordinance, Section 154.135 is amended to add the following row pertaining to “Boutique Inns” to the table of off-street parking requirements. The remainder of section 154.135, including the remainder of the table, shall remain the same unless expressly amended herein.

|               |     |                      |
|---------------|-----|----------------------|
| Boutique Inns | 1.0 | Per 3 sleeping units |
|---------------|-----|----------------------|

**SECTION 4. AMENDMENT TO ZONING ORDINANCE, SECTION 154.022:** The City of Saugatuck Zoning Ordinance, Section 154.022 is amended to add Section 154.022(S), which shall read as follows. The remainder of section 154.022 shall remain the same unless expressly amended herein:

(S) *Boutique Inns*. All Boutique Inns shall meet the following criteria:

- (1) Rooms utilized for guest sleeping shall not exceed two occupants per room not including children under the age of 12. Each room for guest sleeping shall contain at least 100 net square feet of room size.
- (2) The Boutique Inn facility and operation shall meet all applicable building, health and related safety codes. All sleeping rooms shall contain a separate smoke detector in proper working order. Each floor of the dwelling shall contain a fire extinguisher in proper working order in conformance with all applicable fire codes.
- (3) No separate or individual cooking facilities shall be provided for the use of guests, including existing cooking facilities.
- (4) Boutique Inns shall be subject to the applicable sign regulations in Section 154.140.
- (5) No guest shall reside on the premises for more than 14 consecutive days, and not more than 30 days in any one year.
- (6) Boutique Inns shall be subject to all applicable regulations of Ordinance 94, regarding nuisance. The use of outdoor yard areas, open decks, pools and the like shall not result in the production of excessive off-site noise, odor and other external disturbances. Approval of the Boutique Inn operation may be conditioned upon the installation of screening, fencing, plantings and/or other

such installations and conditions to help ensure compatibility of the Boutique Inn operation with the surrounding area and compliance with Ordinance 94.

- (7) Boutique Inns that are adjacent to residential uses shall be subject to the screening requirements of Section 154.142.D.
- (8) An existing residential structure may be converted to a Boutique Inn and exterior additions to an existing residential structure for the purpose of providing additional rental rooms shall only be allowed if the parcel of property meets all of the provisions of this chapter for the particular zone in which the proposed Boutique Inn is located.
- (9) An accessory building or buildings on the same lot as a principal building used as a Boutique Inn may be used as accessory guest buildings, provided the following requirements are met:
  - a. Special land use approval shall be required, as described in Sections [154.080](#) through [154.092](#). The Planning Commission shall also consider the following supplemental special land use standards related to accessory guest buildings:
    - 1. The overall site plan shall not detract from the cohesive appearance and layout of the subject block and surrounding neighborhood.
    - 2. Accessory guest buildings shall be designed to be compatible with the existing built character of the block in which they are located, as well as nearby blocks that are similar in character, including consistency with prevailing building density, mass, bulk, scale, and design.
  - b. All requirements of Section 154.022.S.1-8 must be met.
  - c. There shall be no more than two accessory guest buildings per principal Boutique Inn building.
  - d. An individual accessory guest building shall include no more than three guest rooms.

- e. The total number of guest rooms within accessory guest buildings shall not exceed 50% of the total number of guest rooms within the principal building or six, whichever number is less.
- f. Any newly constructed accessory guest building must meet all requirements of Section [154.022](#)(H).

(10) Boutique Inns shall be limited to no more than one guest unit per 1,500 square feet of lot area, inclusive of Accessory Guest Units.

(11) A Boutique Inn may contain an accessory restaurant. The seating capacity of the restaurant, including both indoor and outdoor seating, shall not exceed two times the number of guest rooms. The restaurant shall not operate after 10 PM, and shall not be open to anyone other than overnight guests at the Boutique Inn before 8 AM.

(12) A Boutique Inn may contain an accessory event facility. For any event at the facility, the person named in the reservation for the event space must be an overnight guest, but the event itself may include non-guests. The maximum number of guests at an event shall not exceed four times the number of guest rooms. Events shall be conducted in such a manner as to maintain compliance at all times with Ordinance 94.

**SECTION 5. REPEAL.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 6. SEVERABILITY.** The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

**SECTION 7. EFFECTIVE DATE.** This Ordinance shall take effect seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ORDINANCE DECLARED ADOPTED.

\_\_\_\_\_  
Holly Anderson  
City of Saugatuck, Mayor

### **CERTIFICATION**

I hereby certify that:

1. The above is a true copy of an ordinance adopted by the City of Saugatuck at a duly scheduled and noticed meeting of the City Council held on \_\_\_\_\_, \_\_\_\_\_ 2026, pursuant to the required statutory procedures.
2. A summary of the above ordinance was duly published in the \_\_\_\_\_ newspaper, a newspaper that circulates within the City of Saugatuck, on \_\_\_\_\_, 2026.
3. Within 1 week after such publication, I recorded the above ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the City Council voting, and how each member voted.
4. I filed an attested copy of the above ordinance with the Allegan County Clerk on \_\_\_\_\_, 2026.

ATTESTED:

\_\_\_\_\_  
Jamie Wolters  
City of Saugatuck, Clerk

**CITY OF SAUGATUCK  
ALLEGAN COUNTY, MICHIGAN**

**NOTICE OF ADOPTION**

**ZONING ORDINANCE AMENDMENT**

**ORDINANCE NO. \_\_\_\_**

Please take notice that on \_\_\_\_\_, 2026, the City Council of the City of Saugatuck adopted Ordinance No. \_\_\_\_, which amends the City of Saugatuck's Zoning Ordinance to create a new land use for Boutique Inns, to regulate Boutique Inns, and to promote the public health, safety, and welfare of the residents and visitors of the City of Saugatuck. Copies of the ordinance may be obtained from Jamie Wolters, City of Saugatuck Clerk, at 102 Butler Street, P.O. Box 86, Saugatuck, Michigan 49453, during regular business hours.

The Zoning Ordinance Amendment has the following sections and catch lines: Section 1: Amendment to Zoning Ordinance, Section 154.005; Section 2: Amendment to Zoning Ordinance, Section 154.024(B); Section 3: Amendment to Zoning Ordinance, Section 154.039(B); Section 4: Amendment to Zoning Ordinance, Section 154.040(B); Section 5: Amendment to Zoning Ordinance, Section 154.041(B); Section 6: Amendment to Zoning Ordinance, Section 154.037(C); Section 7: Amendment to Zoning Ordinance, Section 154.042(C); Section 8: Amendment to Zoning Ordinance, Section 154.025(B); Section 9: Amendment to Zoning Ordinance, Section 154.025(C); Section 10: Amendment to Zoning Ordinance, Section 154.032(C); Section 11: Amendment to Zoning Ordinance, Section 154.135; Section 12: Amendment to Zoning Ordinance, Section 154.022; Section 13: Repeal; Section 14: Severability; and Section 15: Effective Date, which is seven days after publication of this notice of adoption unless referendum procedures are initiated under MCL 125.3402.

Jamie Wolters  
City of Saugatuck, Clerk  
(269) 558-9495  
[JWolters@saugatuckcity.com](mailto:JWolters@saugatuckcity.com)

Publication Date: \_\_\_\_\_, 2026