
Sec. 700.006. Accessory short-term rentals.

Where designated as a special use, accessory short-term rentals shall comply with the additional standards set forth in this section. The standards in this section cannot be modified through conditional use approval.

- (a) *Operated as accessory use.* An accessory short-term rental shall only be operated as an accessory use to a single family or two family use on the same lot. In order to qualify as an accessory use:
 - (1) The accessory short-term rental must be operated by the resident family who resides in the dwelling unit; and
 - (2) The resident family must reside in the dwelling unit for a minimum of 270 days during each calendar year.
 - (3) For purposes of this subsection, the resident family must be:
 - (A) The owner of the dwelling unit; or
 - (B) A tenant of the dwelling unit, provided there are no more than five existing tenants within the dwelling unit.
- (b) *Structure type.* An accessory short-term rental shall be located within a lawfully-built single family dwelling unit, two family dwelling unit, or guest house, that meet building code requirements. For purposes of this subsection, a dwelling unit within a condominium is considered a single family dwelling unit. An accessory short-term rental shall not be allowed in:
 - (1) An accessory dwelling unit (ADU);
 - (2) A tent or other temporary enclosure or shelter;
 - (3) A recreational vehicle, travel trailer, or similar structure;
 - (4) A motor vehicle; or
 - (5) Any structure not intended for ongoing human occupancy;
- (c) *Relationship to other accessory uses on lot.* In order to minimize the cumulative impacts of multiple accessory uses located on one lot, an accessory short-term rental shall not be allowed if any of the following accessory uses are being conducted on the lot:
 - (1) Accessory dwelling unit (ADU).
- (d) *Number of guest rooms.*
 - (1) *Hosted rental.* When the resident family is present as a host, the maximum number of guest rooms, including those within a guest house, that may be rented shall not exceed three.
 - (2) *Non-hosted rental.* When the resident family is not present as a host, the entire dwelling unit, and if applicable guest house, may be rented; there is no maximum limit on the number of guest rooms that may be used.
- (e) *Number of guests.*
 - (1) Hosted rental. The maximum number of guests shall not exceed two per guest room.
 - (2) Non-hosted rental. When the resident family is not present as a host, the maximum number of guests shall not exceed two per guest room, but in no case shall the total number of guests exceed ten.
 - (3) For purposes of this subsection, children under 12 years of age do not count toward the maximum number of guests.

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- (f) *Length of stay.* The maximum length of stay for any guest shall not exceed 29 consecutive days.
 - (g) *Booking limits.*
 - (1) *Hosted rental.*
 - (A) There is no maximum limit on the number of days within a calendar year an accessory short-term rental may be rented when the resident family is present as a host.
 - (B) Multiple bookings at any given time by more than one group of guests are allowed.
 - (2) *Non-hosted rental.*
 - (A) The total number of days within a calendar year an accessory short-term rental may be rented without the resident family being present as a host shall not exceed a maximum of 95 days.
 - (B) Rental of the accessory short-term rental shall be limited to a maximum of one booking at any given time. Multiple bookings at any given time by more than one group of guests are not allowed.
 - (h) *Activities allowed.* Accessory short-term rentals shall be limited to the provision of lodging. Activities other than lodging, such as events, gatherings, luncheons, banquets, parties, weddings, meetings, fundraising, or commercial or advertising activities, are prohibited.

(Ord. No. 5-17, § 8(700.006), 6-12-2017; Ord. No. 13-21 , § 1(Exh. A), 2-14-2022)