

# Changes To Town of Duluth Zoning Ordinance Number 5

## Resolution\_02082018\_

### Replace Article VIII. Performance Standards As Follows

#### Section 15. Dwellings, Low Frequency Short Term Rental

##### A. Special Requirements and Conditions.

1. Licensing and permits. The owners shall obtain any and all licenses, permits, or other governmental approvals required by any governmental agency, board, department, or other governmental entity with jurisdiction.
2. Property oversight and complaint response. Thirty (30) days prior to rental of the property in any calendar year and anytime the contact information changes, the property owner shall provide to the Township Planning Director the name and phone number of a contact person with the capability and authority to address complaints or concerns regarding the property. This phone number shall also be provided to all other property owners within five hundred (500) feet of the lot boundary. The contact person must be available at all times during rental periods, and able to be at the property within thirty (30) minutes.
3. Rental Frequency. Low-frequency short-term rental frequency is limited to once during any thirty (30) day period. Once during any thirty (30) day period means that a subsequent rental cannot begin less than thirty (30) days from the initiation of the prior rental.
4. Rental Records. A log shall be kept of the renter, date of arrival, date of departure, and number of guests for all rentals. A copy of the log shall be provided to Planning Director upon request.
5. Parking. Off street parking shall be provided.
6. Temporary Sleeping Facilities. No temporary sleeping facilities may be used on the property during rentals (i.e. recreational camping vehicles, tents, etc.).
7. Low-frequency short-term rentals require a land use permit.

## **ADD Article IX. Section 22. High Frequency Short Term Rentals**

### **Section 22 Dwellings, High-Frequency Short-Term Rental**

#### **A. Special Requirements and Conditions.**

1. All short-term rentals require a minimum lot size of two (2) acres and the dwelling used for short term rental must meet, at a minimum, fifty (50) foot side and rear yard setbacks.
2. In instances where the property does not meet the minimum two (2) acre or any of the fifty (50) foot rear and side yard setback requirements the owner may still apply for high frequency short term rental if all of the following requirements are met:
  - The owner lives within a 2 (two) mile radius of the property where the rental is occurring and they are in residence on their property during the rental period. The two mile radius is measured from the center of the rental dwelling.
  - The rental property is at least 1 (one) acre in size.
  - The side and rear yard setbacks for the rental property must be at least 25 (twenty five) feet.
3. The side and rear setbacks shall be fifty (50) feet unless the adjacent property is zoned commercial, FAM or LIU, then the setbacks shall be as required for the applicant's land use district. All SENSO and SLO setbacks apply regardless of adjacent property zoning.
4. Licensing and permits. The owners shall obtain any and all licenses, permits, or other governmental approvals required by any governmental agency, board, department, or other governmental entity with jurisdiction.
5. Property oversight and complaint response. Thirty (30) days prior to rental of the property in any calendar year and anytime the contact information changes, the property owner shall provide to the Township Planning Director the name and phone number of a contact person with the capability and authority to address complaints or concerns regarding the property. This phone number shall also be provided to all other property owners within five hundred (500) feet of the lot boundary. The contact person must be available at all times during rental periods, and able to be at the property within thirty (30) minutes.
6. Rental Frequency. The allowable rental frequency for high-frequency short-term rentals will be established as part of the conditional use / interim use permit.
7. Rental Records. A log shall be kept of the renter, date of arrival, date of departure, and number of guests for all rentals. A copy of the log shall be provided to Planning Director upon request.
8. Parking. Off street parking shall be provided.
9. Temporary Sleeping Facilities. No temporary sleeping facilities may be used on the property during rentals (i.e. recreational camping vehicles, tents, etc.).