

**ARTICLE II GENERAL PROVISIONS**

**Sections 2.7 Definitions**

**Short Term Rental** - A short term rental dwelling unit is defined as any home, cabin, condominium or similar building represented to the public as a place where sleeping accommodations are furnished to the public on a nightly or weekly and for less than thirty days basis for compensation and is not a planned development, commercial, as defined.

**Planned Development, Commercial** - A use where the nature of residency is transient, short-term lodging spaces, rooms, or parcels and their operations are essentially service-oriented. For example, hotel/motel accommodations, resorts, recreational vehicle and camping parks, and other primarily service-oriented activities are commercial planned developments.

**ARTICLE V LAND USE CONTROLS**

**Section 5.5 Use Classification Definitions:**

R. Residential Use – Class I – A category of uses that includes, but is not limited to: hunting shacks, residential dwellings (less than five units or sites), seasonal residences and accessory dwellings and structures for personal use without compensation.

S. Residential Use – Class II (Short Term Rental) – A category of uses that includes, but is not limited to: hunting shacks, residential dwellings (less than five units or sites), and seasonal residences for short term rental, as defined in Article II, Section 2.7.

**ARTICLE VI ADMINISTRATIVE, PERFORMANCE AND CONDITIONAL USE STANDARDS**

**Section 6.11 Accessory Dwelling Administrative Standards**

An accessory dwelling shall not be used for commercial or rental purposes, unless a permit for short term rental is applied for and on file as part of the overall property for rent. Accessory dwellings shall not be used for rental as separate from the overall property.

Use Chart

| DRAFT Short term rental  | FAM  | MU   | SMU  | RES  | COM  | SENS | IND | LI | LSO  | LCO | CL (400 FT) | CL (1,000 FT) |
|--------------------------|------|------|------|------|------|------|-----|----|------|-----|-------------|---------------|
| Residential Use Class I  | ALUP | ALUP | ALUP | ALUP | CUP  | CUP  | N   | N  | ALUP | A   | N           | N             |
| Residential Use Class II | APS  | APS  | APS  | APS  | ACUP | ACUP | N   | N  | APS  | APS | N           | N             |

A = Allowed no permit required\*

ALUP = Allowed land use permit required

APS = Allowed performance standard permit required

CUP = conditional use permit required

N = not allowed

\*In the LCO district, a permit may be required

## ARTICLE VI ADMINISTRATIVE, PERFORMANCE AND CONDITIONAL USE STANDARDS

### Section 6.32 Short Term Rental Standards “C” [location subject to change]

**A. Permit Required:** Residential Use – Class II: A category of uses that includes, but is not limited to: hunting shacks, residential dwellings (less than five units or sites), and seasonal residences for short term rental is allowed in the following zone districts: FAM, MU, SMU, RES, LSO, and LCO with a performance standard permit. The following standards shall apply:

#### 1. General

- a. The permittee/owner/operator shall post within the rental unit the rules and regulations and emergency contact information for police, fire, hospital, septic tank pumper, and permittee/owner/operator.
- b. The permittee/owner/operator shall provide the St. Louis County Planning and Community Development Director with current contact information for person(s) responsible for property management.
- c. Aquatic Invasive Species (AIS) prevention guidelines must be posted for watercraft use.
- d. The permittee/owner/operator shall provide a visual demarcation of the property lines.
- e. All local, state and federal requirements shall be followed for taxing, licensing, permitting and other applicable requirements.
- f. If a property is used primarily for rental purposes, then it shall be deemed a Commercial Use-Class II and subject to ordinance requirements regarding commercial use.
- g. An allowed performance standard permit for a short term rental use shall not be transferrable upon a change in ownership of a property where a permit was issued.
- h. Any violation of this ordinance shall deem a short term rental permit null and void.
- i. General liability insurance covering the property, including its use as a short term rental, shall be maintained in an amount consistent with St. Louis County board coverage requirements; a copy of the insurance policy shall be provided to and on file with the County.
- j. Appeals shall be in accordance with Article VIII of Zoning Ordinance 62.

#### 2. Conforming Lot

- a. Rental dwelling unit must be located on a conforming lot or an existing lot of record.
- b. No more than one rental dwelling unit per parcel may be rented. Additional occupancy, other than by the owners of the property, by use of recreational vehicles, tents, accessory structures, garages, boathouse, pole barn, shed, fish houses or similar structure is not allowed. Accessory dwellings shall not be rented as per Zoning Ordinance 62, Article VI, Section 6.11. (i.e. Accessory dwellings cannot be rented unless a permit for short term rental is applied for and on file as part of the overall property for rent.)
- c. More than one rental dwelling unit on the same parcel or single units on contiguous parcels under common ownership shall require a conditional use permit where the use is conditionally permitted or shall constitute a resort and must meet the applicable standards.
- d. The St. Louis County Planning and Community Development Director may impose additional standards or conditions that will reduce impacts of the proposed use on neighboring properties. Said standards or conditions include but are not limited to fences, vegetative screening along property lines or shoreline and quiet hours.

### 3. Licenses

The permittee/owner/operator shall obtain and maintain an applicable Minnesota Department of Health Lodging License and other applicable licenses. Copy of current license(s) shall be provided to and on file with the County prior to issuance of permit by the County. Applicable licenses shall be posted in a prominent location within the dwelling unit(s).

### 4. Taxes

A Minnesota tax identification number and other applicable identification numbers must be provided to the St. Louis County Planning and Community Development Director prior to issuance of permit.

### 5. Septic/Solid Waste

- a. Sewage treatment must comply with St. Louis County Subsurface Sewage Treatment System Ordinance 61, and adopted Technical Standards or their successor or replacement.
- b. Disposal of solid waste must comply with St. Louis County Solid Waste Ordinance 45, or its successor or replacement.

### 6. Parking

- a. The site shall provide on-site parking sufficient to accommodate the occupants of the rental dwelling unit.
- b. No person shall, for the purpose of camping, lodging, or residing therein, leave or park a vehicle or motor vehicle on or within the limits of any road or on any road right-of-way.

### 7. Residential Zone District "C" (if the following standards cannot be met in a residential zone district, a Conditional Use Permit may be applied for)

- a. In a RES zone district private residential use should be considered preeminent over non-residential uses. Therefore, in a RES zone district the following additional standards shall be met:
  - i. Rental dwelling unit must be located on a parcel that meets the minimum zoning requirements.
  - ii. There shall be a minimum buffer of at least 300 feet (as measured from property lines) between each short term rental use.
  - iii. All property lines shall be located by a licensed land surveyor, unless there is written agreement filed with the Department between the adjoining property owner and the short term rental permittee/owner/operator.
  - iv. Adequate vegetative screening shall be required to screen the use from any shoreline and adjacent property owners. If vegetative screening is not sufficient, the Director may require solid fencing that reduces the visual impact of a use upon adjacent structures or residential uses.

**B. Conditional Use Permit Required:** Residential Use – Class II (Short Term Rental): A category of uses that includes, but is not limited to: hunting shacks, residential dwellings (less than five units or sites),

and seasonal residences for short term rental is allowed in the following zone districts: COM and SENS with a conditional use permit. The standards above shall apply.