



Proposed STR Text Amendments (Version 3)

Exhibit B: Proposed Revisions to Article 1

Proposed text amendments identified in ~~strikethrough~~ and **bold underline**.
Incorrect numbering and references will be revised in the adopted version.

Section 1.160 – Definitions

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ACCESSORY USE: A use that is incidental and subordinate to the primary use of a property. Examples of accessory uses include: processing farm crops grown on a property, home occupations, farm stands, weddings event sites, and licensed short-term rentals operated for less than 180 days per calendar year.

//Staff comment: Accessory uses are not currently defined in the County Zoning Ordinance. Staff finds that acknowledging STRs as an accessory use and clarifying what that means will help ensure that they do not evolve into the primary use of the property. The word “accessory” as applied to STRs emphasizes that the primary use of the residential dwelling is for long term occupancy.//

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DOMICILE: A person’s fixed, permanent, and principal home for legal purposes where the person intends to remain and to which, if absent, the person intends to return.

//Staff comment: This new definition is intended to better implement Section 53.52(A), which requires that an STR be operated out of a person’s primary residence.//

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RECREATIONAL / CAMPING VEHICLE: A vehicle licensed by the Department of Motor Vehicles, with or without motive power, designed for highway use, human occupancy, and to be used temporarily for recreational, seasonal or emergency purposes. A recreational or camping vehicle is not intended for residential or business purposes. These shall include but are not limited to: park trailers, travel trailers, pickup campers, motor homes, fifth wheel trailers, camping and tent trailers. A recreational or camping vehicle shall be considered a dwelling if it is connected to utilities

(e.g. water, sewer, and/or electricity), except within a campground authorized to provide such amenities or as otherwise permitted by the Ordinance. A recreational or camping vehicle shall **also** be considered a dwelling if: 1) it is occupied for more than 60 days, on the same property, in any consecutive 12 month period; or 2) it is parked on property that is without a legally placed dwelling for more than 30 days during any 6 month period.

//Staff comment: Adding the above sentence is proposed to clarify that the camping provisions included with the definition are intended to only apply to the temporary use of a self-contained RV unit and not for accommodating full service amenities.//

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RESIDENCY: The condition of being a resident of a particular place.

RESIDENT: A person who lives somewhere permanently or on a long-term basis. As it applies to short-term rentals, the word resident is intended to mean a person who occupies their domicile, as defined in this Ordinance.

//Staff comment: These two new definitions, together with the new definition proposed for “domicile”, will help to implement Section 53.52(A), which requires that an STR be operated out of a person’s primary residence.//

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SHORT-TERM RENTAL: A dwelling unit ~~or other building~~ or any portion thereof that is available or advertised, or listed by an agent, for use, rent, or occupancy for a period of ~~time that is~~ less than 30 consecutive days. Short-Term Rentals does not include guest quarters, bed and breakfast facilities, hotels, or other types of lodging permitted to operate in accordance with this Ordinance. **Short-term rentals are considered an accessory use to a single family dwelling so long as they operate in compliance with the requirements of this Ordinance.**

//Staff comment: This additional sentence is intended to clarify that STRs are to be operated as an accessory use to the residence and not the reverse.//

SHORT-TERM RENTAL PERMIT: A Type I or Type II development application authorizing a Short-Term Rental ~~or Short-Term Room Rental~~. Type I Short-Term Rental Permits are permitted by-right, requiring only non-discretionary staff review to demonstrate compliance with the standards in this Ordinance. Type I permits (Ministerial Review) are limited to actions that do not require interpretation or the exercise of policy or legal judgment.

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