

**Proposed Text Changes To Zoning Ordinance
For Short Term Rental (STR)**

Table 5.3 Zoning District Land Use Matrix

Land Use	FAM-1	FAM-2	FAM-3	MUNS-4	SMU-6	SMU-6A	SMU-8	SCO-8A	SCO-8B	COM-3	LIU-3A	Streams part of the Shore-land Overlay Area (SLO)
Dwelling, Long-term Rental	P	P	P	P	P	P	P	P	P	P	Ø	P
Dwelling, High-Frequency Short-Term Rental	C	C	C	C	C	C	C	C	C	C	C	C
Dwelling, Low-Frequency Short-Term Rental	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	C	PS

Nothing will change in this table regarding high frequency or low frequency STR

Article VIII Performance Standards Section 15

Changes will be as follows:

A. Special Requirements and Conditions.

1. All short term rentals require a minimum lot size of two (2) acres. **Move to Article IX. Add Section 22. High Frequency Short Term Rental.**
2. ~~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 SENS and SLO setbacks apply regardless of adjacent property zoning.~~ **Move to Article IX. Add Section 22. High Frequency Short Term Rental.**
3. 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. **Leave in this section and add to Section 22. High Frequency Short Term Rental.**
4. 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. **Leave in this section and add to Section 22. High Frequency Short Term Rental.**

5. 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. ~~The allowable rental frequency for high-frequency short-term rentals will be established as part of the conditional use permit.~~
Move deleted segment to Article IX. Add Section 22. High Frequency Short Term Rental.
6. 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. **Leave in this section and add to Section 22. High Frequency Short Term Rental.**
7. Parking. Off street parking shall be provided. **Leave in this section and add to Section 22. High Frequency Short Term Rental.**
8. Temporary Sleeping Facilities. No temporary sleeping facilities may be used on the property during rentals (i.e. recreational camping vehicles, tents, etc.). **Leave in this section and add to Section 22. High Frequency Short Term Rental.**
9. Low-frequency short-term rentals require a land use permit. ~~High-frequency short-term rentals require a conditional use permit.~~

Article IX. Section 22. High Frequency Short Term Rentals Will Read:

**Add Article IX. 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.
2. 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.
3. 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.
4. 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.
5. Rental Frequency. The allowable rental frequency for high-frequency short-term rentals will be established as part of the conditional use / interim use permit.
6. 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.
7. Parking. Off street parking shall be provided.
8. Temporary Sleeping Facilities. No temporary sleeping facilities may be used on the property during rentals (i.e. recreational camping vehicles, tents, etc.).

Article VIII. Performance Standards Will Read

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.