

STR CODE

Purpose:

To allow short-term rentals in a manner that maintains the rural character of the community, protects the residential housing supply, and ensures accountability. This provision is adopted to preserve the character of the community, promote responsible property stewardship, and ensure that short-term rental operators remain accountable to local standards and values.

1. Definitions

- **Short-Term Rental (STR):** A dwelling or portion thereof rented for less than 30 consecutive days.
- **Hosted STR:** Owner resides on site during rental.
- **Un-hosted STR:** Owner does not reside on site during rental.
- **Primary Residence:** The dwelling where a person resides for at least **183 days per calendar year**, as evidenced by utility bills, tax documents, voter registration, or driver's license address.
- **Operator or STR Operator:** The person who owns, manages, or is otherwise responsible for the day-to-day operation of a short-term rental.
- **Guest:** Any person who rents or occupies a short-term rental on a temporary basis.
- **Local Contact Person:** An individual designated by the STR operator who is available 24 hours a day, 7 days a week, and capable of physically responding to the rental property within **30 to 60 minutes** to resolve complaints or emergencies.
- **Booking Platform:** Any website or app (such as Airbnb, VRBO, or Booking.com) that enables STR advertising, reservation, or payment processing.
- **Nuisance Behavior:** Any behavior by STR guests or operators including, but not limited to behavior that violates local laws, including excessive noise, illegal parking, improper trash disposal, public intoxication, or disturbance of peace.

2. Permitted Zones and Restrictions on Use

Short-term rentals (STRs) are allowed **by permit** in the following zones, subject to the type of rental and compliance with all requirements of this ordinance: