

## **Vacation Rental.**

**Subd. A Purpose.** Carlton County has a history as a tourism and recreational destination. Private vacation rental homes do appear to provide a benefit to Carlton County by expanding the numbers and types of lodging facilities available, and by providing additional jobs and revenues. However, the use of residential properties for short-term rental can have an adverse impact on neighboring properties. It is the purpose and intent of this Section, to continue the allowed use of private vacation rental homes in the identified zoning districts but also mitigate possible adverse impacts to the health, safety, and welfare of surrounding properties through the establishment of a permitting program for the review and approval of vacation rental home operations.

### **Subd. B Permit Required.**

1. No owner of a Vacation Rental may rent that unit for periods less than 30 consecutive days without a valid Vacation Rental Permit issued pursuant to this Ordinance.
2. All existing Vacation Rental operations as of the enactment date of this amendment to the Ordinance shall be permitted by the County within six months from the enactment date of this Ordinance.
3. All new Vacation Rental operations as of the enactment date of this Ordinance shall obtain a permit from the County prior to commencing operations.
4. All Vacation Rental operations shall re-apply for a Vacation Rental Permit every three years.

**Subd. C Application Requirements.** The following information shall be provided to the County on the Vacation Rental Permit application:

1. The name, mailing address, email address and telephone number of the owner of the Vacation Rental for which the permit is to be issued;
2. Physical location, parcel identification, zoning district and description of the property on which the Vacation Rental operation is located;
3. The name, address, telephone number and email address of the local contact person for the Vacation Rental;
4. Demonstration that the Vacation Rental operation has a license issued by the Minnesota Department of Health, or written certification from the property owner that a license is not required by the State of Minnesota, stating the reasons the reasons why it is not required;
5. A floor plan, including the number of bedrooms with dimensions, egress window locations, and locations of smoke detectors and carbon monoxide detectors;
6. A site plan with property lines, parking areas, docks, fire pit, well and septic system location;
7. A current certificate of septic compliance performed by a licensed septic inspector. For Vacation Rental Permit renewals, this includes pumping records for the three previous years if your property utilizes a holding tank;
8. A water test taken within 30 days of the county receipt of a complete application with results for nitrate and coliform bacteria.
9. A statement indicating the maximum number of guests;
10. Solid waste and recycling plan including name of Carlton County licensed garbage hauler or indicate self-hauling to the Carlton County Transfer Station and service for recycling at least three commodities.

11. All other information that is requested on the Vacation Rental Permit Application, including application fee.

**Subd. D General Requirements.**

1. Vacation Rental operations are allowed with a Vacation Rental Permit in the R-1 Recreation Residential, A-1 Agriculture/Forest Management, A-2 Agriculture/Rural Residential and C-1 Commercial Recreation zoning districts.
2. The number of Vacation Rentals allowed within the corresponding acreage under single ownership shall follow the density standards of the respective zoning/overlay district. Accommodation of five or more Vacation Rentals shall be processed as a resort requiring a Conditional/Interim Use Permit.
3. Vacation Rental operations shall conform to all existing standards listed in Minnesota Statutes and Rules.
4. The owner of a Vacation Rental operation shall designate and provide information to the County and each renter for a point of contact that would be available 24-hours a day, seven days a week to respond to issues that may arise regarding the Vacation Rental.
5. The number of overnight guests cannot exceed three persons per bedroom plus two additional guests or no more than one person for every 75 gallons of water per day that the septic system is designed to handle, whichever is less. The maximum number of guests, including both overnight and non-overnight occupants shall not exceed twice the approved overnight occupancy.
6. Any advertisement for the Vacation Rental must match the permit application and requirements of this Ordinance.
7. Additional occupancy cannot be obtained by the use of recreational vehicles, tents, accessory structures or fish houses.
8. Quiet hours shall be from 10:00 P.M. to 7:00 A.M. The property owner shall ensure that the quiet hours are included in the rental agreements and in all online advertisements and listings. Noise generated by the Vacation Rental shall comply with Minnesota Rule 7030 Noise Pollution Control. If a noise monitoring session is required by the Zoning and Environmental Services Department, it shall be at the property owner's expense.
9. Off-street parking shall be provided with a minimum of one space per bedroom and one space for the operator.
10. No parking shall be located closer than 50 feet from any adjacent dwelling, unless appropriately screened. Privacy fences require a zoning permit.
11. The property shall not be used for commercial receptions, parties, etc.
12. Each vacation rental must have a property information handbook available for renters that includes the name and contact information for the owner and/or caretaker; quiet hours of 10:00 P.M. to 7:00 A.M.; maximum number of overnight occupants; maximum number of non-overnight occupants; pet policy; plan for garbage and recycling; and property rules related to the use of outdoor features such as decks, patios, fire pit, sauna and other recreational facilities.
13. Pets, if allowed by owner, shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
14. No launching of guests' motorized watercraft from this property. All motorized watercraft are to be moored at the dock.

15. All garbage will be stored in accordance with Carlton County Solid Waste Ordinance #17 and will be collected and disposed of by a Carlton County licensed hauler or indicate self-hauling to the Carlton County Transfer Station. Service must include recycling for at least three commodities.
16. The Vacation Rental Permit expires upon sale or transfer of the property or after three years.

**Subd. E. Enforcement**

1. The Zoning and Environmental Services Department shall investigate all violations of this Ordinance, notify the owners of violations and direct the property owner to correct violations within a reasonable period of time. If compliance is not obtained within the time period specified, or if repeat or multiple violations occur, then the Vacation Rental Permit shall be subject to revocation as determined by the Zoning Administrator.
2. Appeals from any decision made by the Zoning Administrator shall follow Article 3, Section 6, Subdivision 3.