Part 8. Short Term Rental Overlay District (STRO)

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16.07.801: PURPOSE:

The purpose of this zone is to designate areas in the community where rental of residential units on an overnight or short term basis is desirable and in the best interests of the community, and to aid the development of housing in those areas, particularly by owners who reside elsewhere and wish to rent their units when not in use. "Short term" shall be defined to mean a period of thirty (30) days or less.

16.07.802: APPLICATION REQUIREMENTS:

The short term rental overlay district (STRO) shall only be permitted on those areas identified on the Ivins City Land Use Map as “Recreational Resort - Short Term Rental Overlay”

In addition to the requirements for a zoning districts map amendment, as provided by chapter 5 of this title, an application for a zoning districts map amendment to establish a short term rental overlay district (STRO) shall provide

Identification of all sensitive lands areas. A sensitive lands determination and inventory shall be provided, if applicable, consistent with the requirements of chapter 8 of this title, which identifies all sensitive lands areas that may be located within the property boundaries proposed for the establishment of a short term rental overlay district (STRO).

16.07.803: APPROVAL AND DESIGNATION:

As an overlay district, the identification of the allowed uses, development requirements and standards, and all other applicable requirements, are determined and controlled by the underlying zoning district, or "base zone", unless such standards are modified to the extent provided by the short term rental overlay district (STRO).

The application of the short term rental overlay district (STRO) to any areas proposed to be subdivided for residential uses shall require the approval of a zoning districts map amendment application, as provided by chapter 5 of this title, concurrent with the approval of a subdivision application or use application. If approved, and as an example only, a zoning districts map amendment application to allow a short term rental overlay district (STRO) for an area located within an existing residential R-1-10 district, would be identified on the zoning districts map as R-1-10(STRO), identifying the residential R-1-10 district as the underlying district with a subdivision enhancement overlay district (SE) as the "overlay" district.

16.07.804: ZONING DISTRICTS ALLOWED:

A short term rental overlay district (STRO) shall only be applied to property identified on the Land Use Plan as “Recreational Resort – Short Term Rental Overlay” and located within the Residential Zones including Multiple Residential (RM).

16.07.805: SHORT TERM RENTAL PROJECT PLAN REQUIRED:

A short term rental project plan ("project plan") shall be presented to the commission for recommendation, and approval by the city council, as part of the application for a zoning districts map amendment to establish a short term rental overlay district (STRO). The project plan must achieve, and must identify techniques to provide, a short term rental development with uniform and compatible site and building standards when the project area is completely built out. The project plan must also demonstrate compliance with the requirements of this chapter, all provisions of this title, and all other land use ordinances, as applicable.

The project plan may be required to be accompanied by a development agreement, when deemed necessary by the city council. Regardless of the size and ownership of lands proposed to be included within a short term rental development overlay district (STRO), the required project plan shall include amenities and elements to create, or complement a short term rental area.

The project plan shall include all property proposed for a short term rental development overlay district (STRO) and shall show all phases of the development (including any phasing plans). Once approved by the city council, the project plan shall be controlling for all required future approvals, permits and licenses, including, but not limited to, subdivision and use applications, and any additional procedural requirements set forth in this chapter, this title and all other land use ordinances, as applicable. (Ord. 2005-13, 2005)

16.07.806: APPROVAL CRITERIA:

A zoning districts map amendment application to establish a short term rental overlay district (STRO)

may be approved by the city council, following the receipt of a commission recommendation, concurrent with the approval of a subdivision application or use application, and following the completion of all requirements for a zoning districts map amendment application, as required by chapter 5 of this title. The city council in approving a zoning districts map amendment application, and the commission in formulating a recommendation, shall find that the short term rental overlay district (STRO) project plan complies with the following conditions:

1 (a) Shall be located on parcels of not less than 5 contiguous acres.

(b) All approved short term residential properties must be managed by either an onsite Property Manager or an offsite property manager which is located within 20 twenty minutes (commute time) of the development. The Property Manager shall be the 'Responsible Party' for the entire development and shall provide information on current occupants to police, emergency, or city personnel as needed. The Property Manager shall be available 24 hours a day and shall respond to complaints and concerns within one hour of any phone call. The Property Manager shall maintain a Utah sales tax license, and shall collect & submit to the State Tax Commission the required transient room tax for all short-term residential rental units.

(c) All short term rental developments shall display a city approved sign located at each entrance into the development. The approved sign shall contain the Property Manager's name and twenty four (24) hour per day, three hundred sixty five (365) day per year telephone number of the Responsible Party who will take and resolve complaints regarding operation of the property and the conduct of its occupants and guests.

(d) All short term rental associated amenities, parking areas, garbage collection areas shall be located on the interior of the development, with at least at one row of short term rental units forming a buffer on all project boundary's. Landscaped Open Space may be used in lieu of short term rental units when it provides equivalent buffer distance.

(e) If less than an entire project is requested the City Council may approve a certain number of units that may be used for short term rental.

(f) Off street parking shall be available for RV/boat parking. On-street parking of such vehicles is not allowed, except for temporary loading and unloading not to exceed 6 hours.

(g) One or more garbage collection bins may be required to be located on site in addition to garbage cans for individual units.

(h) All short term residential rental properties shall install a 6' colored masonry wall on all perimeter property lines, unless prohibited by a geographic reason where the wall may be located in a location approved by the City Council.

(i) The recorded plat, CC&R's and all sales literature shall clearly state that the project, or any approved part thereof, is approved for short term rental purposes.

(j) All units, open spaces, recreational amenities within short term residential rental developments shall be completely landscaped. The property manager shall be responsible for landscape maintenance.

(k) The Land Use Plan and Zoning District map shall designate where short term residential property has been approved.

(l) All short term rental residential properties shall provide parking as follows. Detached Single Family Units –a two car garage with two parking spaces on drive way fronting garage. Multi Attached Units including Condominiums, Townhomes, and Apartments, shall provide one parking space for one bedroom units, two parking spaces for 2+ bedroom units and .25 spaces per unit for guest parking. One covered parking space shall be provided for each unit. Driveways fronting garages shall be 20' in length from the back of curb or back of sidewalk where sidewalk is present. Driveways width shall be a minimum of 16' feet. Single family detached homes with a 2 car garage and driveway meets the parking requirements with no additional guest parking required.

(m) On-street parking within the project may be used to meet the parking requirement for a "self-contained" project. Self-contained means that all units in the project are designated for short term rental.

(n) Tandem parking in driveways may be used to meet the parking requirement for a "self-contained" project.

(o) The parking of any vehicles, recreational vehicles, trailers, etc. on public streets which front the short term rental project is strictly prohibited.

(p) The project shall contain recreation facilities consistent with the size of the project. Recreation facilities include, pickle ball courts, clubhouse and swimming pool, parks with playgrounds & picnic areas, tennis courts, etc. The minimum area reserved for recreation facilities shall be 200 square feet per short term rental unit.

(p) Short term rental of residential properties shall not be permitted in existing subdivisions or projects.

(q) Short term rental of residential properties shall meet all other standard requirements of the base Zoning District.

(s) Subdivisions/Projects having Residential Dwellings Units which are approved for short term rental may be required to be accompanied by, or included with the provisions of a development agreement, when deemed necessary by the city council.

(t) Short term rentals located within the RM (Multiple Residential District) shall comply with chapter 18 – Multi Family Design Residential Design Guidelines and standards.

(u) Short term rentals located in single family residential zones shall comply with chapter 19 – Site Plan and Building Design Requirements.

(v) Short term rentals located in single family residential zones shall limited to single story with 25' maximum height.

(2) Short Rental Business Licensing

a) An annual Short Term Rental Business license is required by Ivins City.

b) The licensee for rentals shall be both the local representative and the owner. The local representative shall be deemed the responsible party.

c) All new and renewal applications must contain the property manager's name, a sales tax collection and accounting number, the street address of each unit, the name and

address of a local responsible party who is available by telephone twenty four (24) hours per day.

(3) Penalties, Violations, and Revocation

(a) The owner and onsite manager of short term rentals are responsible for regulating the occupancy of the unit and any nuisances created by the occupants including noise, illegal conduct, failure to use off-street parking, or any other abuse, which violates any law regarding use or occupancy of the premises, including failure to collect and deposit sales tax, shall be grounds for revocation of rental business license, and subject to civil and criminal penalties for violation of City Codes and other legal or equitable remedy available to the City.

16.07.807: APPROVAL OF SUBDIVISION APPLICATIONS AND OTHER APPLICATIONS LOCATED IN SHORT TERM RENTAL OVERLAY DISTRICT:

Applications for subdivision approval or any other application for any approval, permit or license required by all land use ordinances for lands located in a short term rental overlay district (STRO) shall be submitted and reviewed in accordance with the requirements and procedures of all land use ordinances, as applicable.

16.07.808: BASE DENSITY:

The allowed base density for any proposed subdivision/project located in a single family and two family zones with a short term rental overlay district (STRO) shall be determined by dividing the total area of the subdivision site, less twenty percent (20%) of the total site area required for street rights of way, utility easements and other encumbrances, by the minimum lot size requirement of the base zoning district in which the property is located, and excluding any areas proposed to be used for schools, churches, public facilities or any other similar uses. (See appendix B of this title for an example of a calculation of base density in the subdivision enhancement overlay district.) (Ord. 2005-13, 2005)

*For subdivisions/projects located in a multi-family zone with a short term rental overlay district (STRO) see Chapter 18 Multi-Family Design Guidelines and Standards.

16.07.809: REQUIRED MINIMUM OPEN SPACE:

Any proposed subdivision located in single family and two family zones located within an area identified as a short term rental overlay district (STRO) shall provide a minimum of ten percent (10%) of the total area of the development site as improved open space, provided in accordance with the open space standards, maintenance and dedication requirements set forth by section 16.07.104 of this chapter. Such required open space may include areas of natural beauty or amenity, active park areas, and areas voluntarily being provided for streetscape treatments and enhancements for the community benefit and wider than typically required or provided. Improved open space areas shall not include areas within any lot, or internal subdivision street right of way. Open space areas shall not include lands used for schools, churches, or any other similar uses.

*For subdivisions located in a multi-family zone with a short term rental overlay district (STRO) see Chapter 18 Multi-Family Design Guidelines and Standards.

16.07.810: DENSITY INCENTIVES:

Density incentives may be granted by the city council, with the receipt of a commission recommendation, for a subdivision located in single family and two family zones located within an area identified as a short term rental overlay district (STRO) for the provision of additional improved open space, or for the provision of additional subdivision features as more particularly set forth by sections 16.07.511 through 16.07.514 of this chapter. Such density incentives shall be calculated from the base density as determined in accordance with the provisions of this chapter. In no event shall the maximum density incentives for any subdivision located in a short term rental overlay district exceed twenty five percent (25%) of the base density, as provided by sections 16.07.511, 16.07.513 and 16.07.514 of this chapter. (See appendix B of this title for an example of a calculation of density incentives in the subdivision enhancement overlay district.) (Ord. 2005-13, 2005)

*For subdivisions located in a multi-family zone with a short term rental overlay district (STRO) see Chapter 18 Multi-Family Design Guidelines and Standards.

16.07.811: PROVISION OF ADDITIONAL OPEN SPACE:

For a subdivision located in single family and two family zones located within an area identified as a short term rental overlay district (STRO), a density incentive the provision of open space areas, in addition to the required minimum ten percent (10%) of the subdivision site, shall be provided as follows:

Improved Open Space Area Being Provided As A Percentage Of The Total Subdivision Site		Maximum Density Incentive (Percentage Of Allowed Base Density)
10		0 .0
11		1 .0
12		2 .0
13		3 .0
14		4 .0

15		5 .0
16		6 .0
17		7 .0
18		8 .0
19		9 .0
20+		10 .0

*For subdivisions located in a multi-family zone with a short term rental overlay district (STRO) see Chapter 18 Multi-Family Design Guidelines and Standards.

16.07.812: IMPROVEMENTS AND ENHANCEMENTS TO OPEN SPACE AREAS:

For a subdivision located in single family and two family zones to qualify for a short term rental overlay district (STRO), and to qualify for any density incentives that may be provided, the subdivision shall provide improvements and features to the open space area for the benefit of both subdivision and community residents. These open space improvements may include improvements to facilitate public access and use, park equipment, trails and walkways, public art features, streetscape landscaping and buffering treatments or other improvements and enhancements as recommended by the commission, and approved by the city council.

*For subdivisions located in a multi-family zone with a short term rental overlay district (STRO) see Chapter 18 Multi-Family Design Guidelines and Standards.

16.07.813: CONSISTENCY IN DESIGN ELEMENTS:

Subdivisions located in single family and two family zones to qualify for a short term rental overlay district (STRO) that provide and incorporate a consistent and overall subdivision design theme, such as unified architectural building styles, consistency in building materials, colors, height, type and quality, or provide other subdivision design features and amenities, designed to add long term attractiveness and quality to the subdivision, and recommended by the commission, and approved by the city council, may receive up to a five percent (5%) density incentive. To receive a density incentive for design elements, the subdivision drawings and covenants, conditions and restrictions (CC&Rs) shall be reviewed and accepted by the commission and city council as including sufficient guarantees to provide the subdivision features and building design elements.

*For subdivisions located in a multi-family zone with a short term rental overlay district (STRO) see Chapter 18 Multi-Family Design Guidelines and Standards.

16.07.814: CONVENIENCE IN LAYOUT, VARIETY OF LOT SIZES AND UNIQUE SUBDIVISION FEATURES:

Subdivisions located in single family and two family zones to qualify for a short term rental overlay district (STRO) that provide creative, or extraordinary design layout, including variations in lot sizes, and incorporate unique features and amenities for the benefit of subdivision and community residents, not typically required or provided in other subdivisions, and recommended by the commission, and approved by the city council, may receive up to a ten percent (10%) density incentive. To receive a density incentive for creative or extraordinary subdivision design, unique features and amenities, the subdivision drawings and covenants, conditions and restrictions (CC&Rs) shall be reviewed and accepted by the commission and city council as including sufficient guarantees to provide the variety of lot sizes and unique subdivision features.

*For subdivisions located in a multi-family zone with a short term rental overlay district (STRO) see Chapter 18 Multi-Family Design Guidelines and Standards.

16.07.815: LOT STANDARDS:

(1) Lot Area: In order to provide for creativity and flexibility in subdivision design and to meet the purposes of this chapter, lots located within a subdivision located in single family and two family zones with a short term rental overlay district (STRO) may be smaller than the minimum size required by the underlying zone, as recommended by the commission, and approved by the city council.

(2) Lot Width And Frontage: The minimum lot width and lot frontage of lots located in single family and two family zones with a short term rental overlay district (STRO) may be less than required by the underlying zone, as recommended by the commission, and approved by the city council.

(3) Other Lot Standards: All other lot standards, except lot area, width and frontage, shall be met, as required by the underlying zone.

* For subdivisions located in a multi-family zone with a short term rental overlay district (STRO) see Chapter 18 Multi-Family Design Guidelines and Standards.

16.07.816: BUILDING STANDARDS:

All requirements for primary and accessory buildings, as provided by the underlying zone, shall be met, or as allowed by this article.

16.07.817: YARD REGULATIONS:

The design of a subdivision located in single family and two family zones with a short term rental overlay district (STRO) may consider variations in the siting and orientation of buildings and structures, but shall comply with the following minimum setback standards. Exceptions to these minimum setback requirements may be recommended by the commission and approved by the city council during the subdivision application or use application approval processes when determined appropriate.

(1) Front Yard Setback: The minimum front yard setback for primary buildings shall be twenty feet (20').

(2) Rear Yard Setback: The minimum rear yard setback for primary buildings shall be ten feet (10').

(3) Side Yard Setback: The minimum side yard setback for lots located in single family and two family zones with a short term rental overlay district (STRO) may be less than required by the underlying zone, as recommended by the commission, and approved by the city council.

(4) Side Yard Corner Setback: The minimum side yard setback for lots located in single family and two family zones with a short term rental overlay district (STRO) may be less than required by the underlying zone, as recommended by the commission, and approved by the city council.

(5) Accessory Buildings: The minimum yard requirements for accessory buildings and structures, including all setback requirements, shall be as required by the underlying district.

*For subdivisions located in a multi-family zone with a short term rental overlay district (STRO) see Chapter 18 Multi-Family Design Guidelines and Standards.

16.07.818: OPEN SPACE STANDARDS, USE, PERMANENT PROTECTION, OWNERSHIP AND MAINTENANCE REGULATIONS:

All matters relating to open space areas being provided with a subdivision located in single family

and two family zones with a short term rental overlay district (STRO), including development standards, allowed uses, permanent protections, ownership and maintenance shall be controlled by the requirements and provisions of sections 16.07.417 through 16.07.421 of this chapter.

*For subdivisions located in a multi-family zone with a short term rental overlay district (STRO) see Chapter 18 Multi-Family Design Guidelines and Standards.