DESIGN REQUIREMENTS FOR SHORT-TERM RENTALS
October 30, 2022

This memo shows all the current requirements for short-term rental overlays in 16.07.806 and then potential changes, deletions, and additions, which are from comments from Ivins residents as well as requirements in other ordinances.

#1 Design Requirements

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

(b) (Current) All approved short-term residential rental properties must be managed by either an on-site property manager or an off-site property manager located within twenty (20) 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 twenty-four (24) hours a day and shall respond to complaints and concerns within one hour of any phone call ***received***. The property manager shall maintain a Utah sales tax license and shall collect and submit to the state tax commission the required transient room tax for all short-term residential rental units.

- **Revise**: After "… shall respond to complaints and concerns from within one hour of any phone call" (on the 6th line) add: ***received*** from guests, Ivins City, or emergency services (taken from Washington County)

(c) (Current) All short-term rental associated amenities, parking areas, and garbage collection areas shall be located on the interior of the development, with at least one row of short-term rental units forming a buffer on all project boundaries. Landscaped open space may be used in lieu of short-term rental units when it provides an equivalent buffer distance.

(d) (Current) If less than an entire project is requested, the city council may approve a specified (delete certain) number of units that may be used for short-term rental.

(e): (Current) 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 six (6) hours.

- **Rewrite**: One or more off-street parking areas shall be provided for RV, boat, 4x4s, off-road vehicles, golf carts, and other recreational vehicles/toys. The off-street parking areas shall fully screen the vehicles/toys. ***(Does this mean to the heights of tallest RVs?)*** One parking space shall be provided for each unit plus 0.5 additional spaces for each bedroom over one bedroom in each unit. Driveway and on-street parking of such vehicles is not allowed, except for temporary loading and unloading not to exceed six (6) hours.

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

- Rewrite: One or more fully screened garbage collection areas with garbage bins shall be required to be located on-site and the use of garbage cans for curbside pickup at individual units

is not permitted. There shall be a sufficient number of trash receptacles to accommodate all trash generated by those occupying the short-term rental property. (Similar to Washington County)

(g) (Current) All short-term residential rental properties shall install a six-foot (6') colored masonry wall ***Are there other options better aligned with the General Plan?*** 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.

(h) (Current) The recorded plat, CC&Rs, and all sales literature shall clearly state that the project, or any approved part thereof, is approved for short-term rental purposes.

(i) (Current) All units, open spaces, and recreational amenities within short-term residential rental developments shall be completely ***definition of "completely"?*** landscaped. The property manager shall be responsible for landscape maintenance ***and replacement, as necessary.***

(j) (Current) The land use plan and zoning district map shall designate where the short-term rental residential property has been approved.

(k): (Current) All short-term rental residential properties shall provide parking as follows. Detached single-family units - a two-car (2) garage with two (2) parking spaces on driveway fronting garage. Multi-attached units including condominiums, townhomes, and apartments, shall provide one (1) parking space for one-bedroom units, two (2) parking spaces for two-plus (2+) bedroom units, and 0.25 space per unit for guest parking. One covered parking space shall be provided for each unit. Driveways fronting garages shall be twenty feet (20') in length from the back of curb or back of sidewalk where sidewalk is present. Driveway width shall be a minimum of sixteen feet (16'). Single-family detached homes with a (2) two-car garage and driveway meet the parking requirements with no additional guest parking required.

- **Rewrite** (primarily to require one parking space for every bedroom): All short-term rental residential properties shall provide parking as follows and none of the parking shall be tandem parking:
  - Detached single-family units – a minimum of a two-car garage with two parking spaces on driveway for a two-bedroom house plus one additional parking space for each additional bedroom.
  - Multi-attached units, including condominiums, townhomes, and apartments, shall provide one (1) parking space for a one-bedroom, plus one additional parking space for each additional bedroom. One covered parking space shall be provided for each unit, and 0.25 spaces per unit shall be provided for additional guest parking.
  - For all units: Driveways fronting garages shall be twenty feet 20' in length from the back of curb or back of sidewalk where sidewalk is present. The driveway width shall be a minimum of sixteen feet (16').
  - For all units with garages: Garages shall be used for resident and guest primary transportation vehicles only and not be used for general storage, workshops, etc. Boats, RVs, and other recreational vehicles/toys are to be parked in the screened-off street parking areas designated ***on the property*** for these vehicles.

(l): (Current) 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.

- **Eliminate**. Do not allow on-street parking.

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

- **Rewrite**: Tandem parking is permitted in driveways. (Note: Do not prohibit tandem parking but do not let tandem parking count towards the total parking spaces required*. Is it allowed overnight for extended nights?*

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

- **Rewrite**: The parking of any vehicles, recreational vehicles, trailers, etc. on public streets is strictly *(does this mean there are levels of prohibition?)* prohibited. (Note: Make it clear that parking on any public street is prohibited.) *(Does the city have the capability to enforce the prohibition?)*

(o): (Current) The project shall contain recreation facilities consistent (*what does this look like?*) with the size of the project. Recreation facilities include pickleball courts, clubhouse and swimming pool, parks with playgrounds and picnic areas, tennis courts, etc. The minimum area reserved for recreation facilities shall be two hundred (200) square feet per short-term rental unit.

- **Rewrite**: The project shall contain recreation facilities *consistent (what does "consistent" look like?)* with the size of the project and the number of bedrooms. Recreation facilities include pickleball courts, clubhouse and swimming pool, parks with playgrounds and picnic areas, tennis courts, etc. The minimum area reserved for recreation facilities shall be one hundred (100) square feet per bedroom with a minimum of 200 square feet per short-term rental unit.

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

(q) (Current) Short-term rental of residential properties shall meet all other standard requirements of the base zoning district.

(r) (Current) Subdivisions/projects having residential dwelling 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.

(s) (Current) Short-term rentals located within the R-M (multiple residential district) shall comply with chapter 18, "Multi-Family Residential Design Guidelines And Standards", of this title.

(t) (Current) Short-term rentals located in single-family residential zones shall comply with chapter 19, "Site Plan And Building Design Requirements", of this title.

(u): **New**: All garages shall be built to accommodate vehicles such as sprinter vans, oversized SUVs, etc. with 9' high doors. (or is 8' sufficient)

(v): **New**: Alleys shall not be less than 45 feet wide. *(It was brought up in a neighboring city that 25' alleys leave no room for water or other utility repairs. 45' should be the minimum - I think Ivins is more than 25' but less than 45'?) What are emergency vehicle standards?*

(w): **New**: All owner-occupants and local managers are required to share the "Good Neighbor Policy" brochure adopted by the Washington County Community Development Department with all prospective guests, and have it clearly displayed in the short-term rental unit. The Good Neighbor Policy includes a list of general rules of conduct, best practices, and standard of respect for the owner-occupant, the local manager, and their guests. (Washington County)

(x): **New**: Events: A residential dwelling with a Short-Term Rental License, and its lot or parcel, shall not be used by the short-term rental guests for events *(define event)*. It is the intent of this section to strictly limit the use to short-term lodging, and not to host events; such event use would change the nature of the residential setting. (Washington County)

(y): **New**: The short-term rental property shall not have lockouts or other features that increase the number of units being rented short-term in any manner. (Washington County)

(z): **New**: Overnight occupancy of recreational vehicles, camp trailers, and tents at the short-term rental property is prohibited. (Washington County)

(aa): **New**: The short-term rental owner and property manager shall ensure that garages are sufficiently *(what does "sufficiently" look like?)* free of storage, toys, etc. so that the number of vehicles they were designed to accommodate can use the garage.

#(2) Short-term rental business licensing

(a) (Current) An annual short-term rental business license is required by Ivins City.)

- **Rewrite**: A Short-Term Rental License shall be renewed annually, or when the property is transferred to a new owner, whichever occurs first. Each change in ownership of the property where a license exists requires a new license within thirty (30) days of the transfer***. (What process will be used to track this transfer and license compliance?)*** The business license shall state the name, address and phone number of the owner-occupant of the short-term rental, and the name, address, and phone number of the local property manager. (Washington County)

(b) (Current) The licensee for rentals shall be both the local representative and the owner. The local representative shall be deemed the responsible party. *(Does the owner have no responsibility?)*

(c) (Current) All new and renewal applications must contain the property manager's name, *(should it also include the property owner's name/contact information?)* a sales tax collection and accounting number, the street address of each unit, the name, and address of a local

(d) **New**: If a Short-Term Rental License is not renewed or is not in the name of the current property owner within the requisite thirty (30 days), it is deemed expired. *(what process is used to track this?)* (Washington County)

(e) **New**: Applicants for new and renewal short-term rental licenses shall provide proof that the applicant has the primary residential exemption on the lot or parcel as determined by the Washington County assessor's office and is an owner-occupant satisfactory (criteria for satisfaction?) to Ivins City. (Washington County)