

VACATION RENTAL BY OWNER/AIRBNB DRAFT ORDINANCE LANGUAGE

Bold italicized language is proposed language

Section 4. Rules and Definitions

Subdivision 2. Definitions

Airbnb's and/or Vacation Rental by Owner. A dwelling used for short term rentals, with renters staying for a period that does not exceed thirty (30) days.

Occasional Sales and/or Events. A sale and/or event in which items such as but not limited to ceramics, pottery, rugs, clothes, wood, plastic or metal products, repurposed items, art work, handmade or fabricated items, homemade and/or home grown products, etc. are sold. Such sale and/or events are limited to 12 times per year. One event would be considered a maximum of four consecutive days. Any events that exceed 12 times per year would require a conditional use permit for a rural tourism request.

Vacation Rental by Owner and/or Airbnb's. A dwelling used for short term rentals, with renters staying for a period that does not exceed thirty (30) days.

Section 6. Agriculture District, Section 7. Rural Service Center District, Section 9. B – Business District, Section 11. Shoreland District, Section 12. Rum River Scenic District.

Rural Tourism businesses which attract travelers or visitors to areas historically or traditionally used for agricultural purposes, limited to 300 maximum guests including support staff and are entertainment, recreation, and/or education-focused. A setback of 500' is required from the venues main event area to the nearest neighboring residences. ***Vacation rental by owner (vrbo) and/or Airbnb's shall not have this setback requirement but shall remain subject to the structure setbacks in the zoning district where it is located.*** (See Section 14 General Regulations Subdivision 12 for further permitting regulations).

Subdivision 12. Rural Retail Tourism Businesses

A. Purpose. In accordance with the stated goals of the Isanti County Comprehensive Development Plan, it is the purpose of this subdivision to:

- Preserve and celebrate Isanti County's archaeological properties, rural and agricultural heritage, and historical landscapes;
- To recognize Isanti County's scenic features, exceptional rural ambience, historic sites as desirable local amenities which will draw outside revenue from visitors, that is vital to the local economy.
- Enhance Isanti County's appeal to visitors who are drawn to its rural atmosphere;
- Provide opportunities for new economic growth through Rural Retail Tourism businesses;
- Assist the County's citizens in the transition from primarily agricultural land uses, to an expanded variety of rural business opportunities as active family farming continues to diminish in Isanti County.

- B. Standards. Rural Retail Tourism Businesses shall meet the following standards:
1. Rural Retail Tourism businesses shall require a Conditional Use Permit in accordance with Section 18 of this Ordinance.
 2. Rural Retail Tourism businesses shall be shown to have a unique and demonstrable relationship with Isanti County or its region, and its history, culture, traditions, arts, crafts, lore, natural resources, or other features and amenities, in accordance with the above stated purposes.
- C. Rural Tourism requests shall include things as farm or other historical heritage attractions, single family residential rental properties for retreats, crafting, ***vacation rental by owner(vrbo) and/or airbnb's***, weddings, receptions, bed & breakfasts, wineries, craft breweries and distilleries, special events or music festivals, corn mazes, holiday celebrations and harvest festivals, country-craft/antique shops, unique local venues providing for the sale and serving of locally produced raw and/or value-added agricultural products, goods and services, and other reasonably related merchandise, and other uses determined by the Zoning Administrator to be similar in nature and scope.
- D. Rural Tourism requests shall meet the following requirements:
1. Will not create an increased demand upon existing services or amenities;
 2. Are screened or able to be screened adequately, or are sufficiently separated from adjacent development or land, to prevent undue negative impact to nearby properties;
 3. Will not have an appearance that is inconsistent or incompatible with the surrounding area;
 4. Protect public and private property and the natural resources from damage resulting from storm-water runoff and erosion;
 5. Impervious surface coverage of lots must not exceed twenty-five (25%) percent of the lot area;
 6. Adequate parking for employees and customers shall be provided on site and shall meet the parking standards of Section 14, Subdivision 2 of this Ordinance. The parking area must be located a minimum of 30 feet (30') from property lines and public road right-of-way. No on-street parking will be allowed;
 7. Will not cause traffic hazard or undue congestion;
 8. Noise, fumes, dust, odors, vibration, or light generated as a result of the proposed use will at the property line, be below the volume, frequency, or intensity such that they do not unreasonably interfere with the enjoyment of life, quiet, comfort, or outdoor recreation of an individual of ordinary sensitivity and habits in amounts not inconsistent with Minnesota Statutes. This standard shall not apply to incidental traffic parking, loading, construction, farming, or maintenance operations. In venues where there could be elevated noise issues the applicant shall provide a designed noise abatement plan.
- E. All conditional uses for Rural Retail Tourism shall meet the applicable requirements of Section 18.
- F. Code Compliance. An existing structure or SSTS which is subjected to a change in occupancy or gallons per day loading as a result of an approved conditional use permit for a rural retail tourism business shall be retrofitted and/or upgraded to conform to current code requirements. All existing buildings proposed for use in association with the business shall be certified by an architect or engineer to be in compliance with current structural standards for the new occupancy prior to any use of the structure.