

Short Term Rentals

2.1 Definitions

Short-Term Rental: a dwelling unit that is rented, leased, or otherwise assigned for a tenancy of less than thirty (30) consecutive days’ duration, where no meals are served. This term does not include hotel or motel rooms, extended stay lodging facilities, bed and breakfast establishments, or boarding and lodging house rooms.

Un-Hosted Home Sharing (UHS): A type of short-term rental where the entire dwelling unit is rented, leased, or otherwise assigned for a tenancy of less than thirty (30) consecutive days. This does not include hotel or motel rooms, extended stay lodgings, or bed and breakfast establishments.

2.58 Short Term Rentals

- A. All short-term rentals shall be registered with the Georgetown – Scott County Revenue Commission.
- B. The following use table shall establish the zones in which short-term rentals are permitted, conditional uses, or prohibited. Short-term rentals are prohibited in any zoning districts not listed in the table below.

<u>Zoning District*</u>	<u>Renting Individual Sleeping Rooms (3 or less)</u>	<u>Renting Individual Sleeping Rooms (4 or more)</u>	<u>Un-Hosted Home Sharing</u>
<u>A-1</u>	<u>Not Permitted</u>	<u>Not Permitted</u>	<u>Permitted</u>
<u>A-5</u>	<u>Not Permitted</u>	<u>Not Permitted</u>	<u>Permitted</u>
<u>R-1A</u>	<u>Not Permitted</u>	<u>Not Permitted</u>	<u>Permitted</u>
<u>R-1B</u>	<u>Permitted</u>	<u>Conditional Use</u>	<u>Permitted</u>
<u>R-1C</u>	<u>Permitted</u>	<u>Conditional Use</u>	<u>Permitted</u>
<u>R-2</u>	<u>Permitted</u>	<u>Conditional Use</u>	<u>Permitted</u>
<u>R-3</u>	<u>Permitted</u>	<u>Conditional Use</u>	<u>Permitted</u>
<u>B-3</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>

*For law-fully non-conforming residential structures, short-term rentals are permitted to the same degree as long-term rentals would be permitted based on the non-conforming status of the building.