



**Project #22-007  
Short Term Rentals  
Land Development Code Amendment**

**REPORT SUMMARY...**

<i>Project Name:</i>	Short Term Rentals
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	January 27, 2022
<i>Submitted By:</i>	Mike DeSimone, Director

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**RECOMMENDATION**

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapters 17.08, 17.11, 17.37 and 17.62 of the Land Development Code.

**BACKGROUND**

The proposed code amendments define minimum operational standards for Short Term Rentals and what zones they are appropriate to be located in.

**What is a short-term rental?**

A short-term rental, also referred to as a vacation rental, is a transient rental accommodation, typically within a single family residential dwelling (but not always), that is rented out for a period of time not exceeding 30 days. This short-term occupancy is viewed and regulated differently than a traditional rental (long term occupancy) where the term of rental is longer than 30 days.

The use of short term rentals has grown in popularity in many locations primarily because of their location and draw, although many communities are experiencing a significant pressure on maintaining affordable housing for residents. Logan is an entirely different rental and attraction market than a Moab or a Park City or even Bear Lake, all of which function more as “designations” due to their proximity to National Parks, significant ski areas, or other outdoor recreational opportunities. The demand in Logan City for short term rentals is not that great and has, over the past few years, remained relatively constant. The typical number of short term rentals being advertised in Logan on the larger short term rental platforms (vrbo & Airbnb) averages around 25 at any given time which is in contrast to other jurisdictions having thousands of short term rentals. The Utah State Legislature stepped in a few years ago but failed to provide any real guidance on how a community could, or could not, regulate short term rentals short of legislating that a city could not use the listing platforms as a basis for enforcement.

**What are the issues associated with short-term rentals (STR)?**

Pros:

A short term rental:

- May contribute supplementary financial assistance to homeowners, especially elderly homeowners on fixed incomes, enabling them to stay in their homes longer;

- Makes efficient use of space in a home that is otherwise empty or may go unused;
- Enable travelers to find less expensive alternatives to a traditional lodging such as a hotel room;
- Provide a unique “experience” for both host’s and guests that may not be available in more traditional forms of lodging (e.g., hosting international guests or guests experiencing a unique residential neighborhood);
- Helps property owners maximize the economic potential of their property by renting out unused bedroom space;
- Provide additional lodging during peak demand events;
- Provide an incentive to keeping properties from being blighted; and
- Contribute more money into the local economy as it is believed individuals staying in STR’s end up staying longer and spend more money in the communities in which they stay.

Cons:

A short term rental:

- Can have an adverse impact on neighborhood character as the residential nature of a neighborhood changes from long-term neighbors with a vested interest in their neighborhood to short-term or transient “guests” who don’t share the same the long-term interest;
- Can create a number of nuisance problems involving loud music, parties, trash, inconsiderate guests, excessive traffic, inadequate parking, and the commercialization of residential properties for private events;
- May not pay their fair share of local taxes (lodging taxes) nor do they have the same licensing, inspection and accountability as do more traditional forms of transient lodging;
- May be problematic in a “college town” in that they could be viewed as a tool to circumvent student occupancy limitations; and
- Can negatively impact the availability and affordability of the housing stock by removing available residential units from the long-term housing market and driving up the cost of existing units as residential values become more commercialized due to the potential revenue.

**What do other communities do?**

The approach to short term rentals is varied. A large number of jurisdictions have not adopted any specific regulations for short term rentals, and as a general rule, prohibit them in the residential zones as they are treated as transient lodging. However, because most jurisdictions operate on a complaint driven code enforcement system, there are probably more short-term rentals operating throughout residential neighborhoods than most jurisdictions realize.

Some jurisdictions permit a short-term rental where the owner/occupant just rents out a spare bedroom of their house while others permit the rental of an entire dwelling without the owner present. Other cities limit the concentration or total number of short-term rentals citywide. For example, the City of Hurricane (UT) permits short term rentals with a limitation that one short term rental cannot be located within 300’ of another short-term rental. In their residential zones, they will only license three (3) short term rentals per 1,000 of population limiting the total number citywide. Park City permits short-term rentals in most of their zones as a permitted or conditional use. Other areas such as Moab have banned them from residential zones altogether as they drive up the price of housing making it unaffordable for many residents to live in certain neighborhoods or communities.

**Proposed Approach**

The proposed approach is to permit short term rentals in the denser multi-family residential zones (MR-20, MR-30 & CR) and in the commercial zones (TC-1, TC-2, COM, MU, CC & GW), but to prohibit short term rentals in the single family residential zones and industrial zones. See the following proposed Use Tables:

Proposed Changes  
Table 17.08.040 Neighborhood Residential Land Uses

LAND USE	Neighborhood Zones									
	NR-2	NR-4	NR-6	MR-9	MR-12	MR-20	MR-30	CR-40	NC	RC
Residential Uses										
Short Term Rentals	N	N	N	N	N	P	P	P	N	N

Proposed Changes  
Table 17.11.040 Allowed Used in District and Corridor Zones

Land Use	Districts & Corridors									
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP	
Residential Uses										
Short Term Rental	P	P	P	P	P	P	N	N	N	

The proposed language in Section 17.37.130 is as follows:

**§17.37.130. Short Term Rentals (Vacation Rental)**

- A. The purpose of this Section is to establish regulations for short-term rentals to ensure they won't unreasonably reduce neighborhood housing opportunities and to ensure compatibility with surrounding residential uses by minimizing the commercial nature of a short-term rental. These regulations do not apply to hotels, motels, or bed and breakfasts.
- B. General Requirements.
  - 1. No person, firm or corporation shall operate or otherwise make available a short-term rental without first obtaining a Logan City business license pursuant to Chapter 5.02 of the Logan Municipal Code.
  - 2. A short-term rental is temporary lodging typically located in a residential dwelling for a fee and for a rental period of less than 30 continuous days. A short-term rental excludes hotels, motels, or bed & breakfast establishments.
- C. Standards.
  - 1. The maximum occupancy of a short-term rental in the residential zones shall comply with Logan's residential occupancy limitations: residential occupancy of a dwelling unit by a family or no more than three (3) persons at any one time.

2. The maximum occupancy of a short-term rental in the commercial zones is two (2) occupants per bedroom plus two (2) additional occupants.
3. As part of the short-term rental licensing required under LMC Title 5, the owner shall designate a local contact available to respond to the short-term rental within one (1) hour. The contact name & phone number shall be posted in a prominent place inside of the dwelling together with a copy of the short-term rental license.
4. Each short-term rental in the residential zones shall provide at least 2 off-street parking stalls per residential dwelling unit. Each short-term rental in the commercial zones shall provide at least one (1) off-street parking stall per (2) bedrooms.
5. Recreational vehicles, trailers, boats, ATV's, or similar vehicles shall not be parked on the site or in the public right of way adjacent to the short-term rental.
6. The short-term rental is subject to the City's nuisance ordinances regarding noise, garbage, parking, occupancy, etc., and more than three (3) violations within a calendar year may result in revocation of the short-term rental license.
7. The number of household pets is limited to the number allowed for a single-family home.
8. A short-term rental may not be the subject of multiple rental contracts for the same night or nights.
9. A short-term rental shall comply with all applicable local and State Building, Health, Fire, Safety, and Maintenance Codes.
  - a. Any basement bedroom shall comply with the current Building Codes for egress window size and location in all basement bedrooms regardless of when the structure was built; and
  - b. A short-term rental shall be inspected upon initial license application under LMC Title 5 by both the Logan City Building Official and the Logan City Fire Marshal.
10. Signs are limited to a single sign, no larger than two (2) square feet, and shall be mounted on the building. No sign shall be illuminated. No banners, window signs, posters, flags, exterior lighting or other attention getting devices shall be permitted. Signs shall not be painted in or on windows and shall not be mounted in a window.

Staff's position on prohibiting short term rentals in single family residential areas is consistent with City policy on trying to maintain and protect the integrity of single-family neighborhoods and with the adopted neighborhood plans. We believe that permitting short term rentals in single family residential areas is not beneficial for the existing residents or for the neighborhood as a whole. As discussed during the Accessory Dwelling Units code amendment process, many of the core neighborhoods have seen a dramatic decline in owner occupancy while the remaining residents deal with the problems and issues associated with long term rentals near a major university (noise, parking, occupancy). Short term rentals could potentially lead to additional degradation and increased problems with parking, occupancy, noise, etc., and could negatively impact Logan's housing market as new home buyers are competing with investors for limited housing stock.

#### **STAFF RECOMMENDATION AND SUMMARY**

We are concerned about additional impacts to single family residential areas caused by the encroachment of transient housing into core neighborhoods. This draft approach pushes short-term rentals into more intensive zones where the impact is less. Regardless of which

applicability option the PC recommends to the Municipal Council, staff recommends that the operational standards discussed above carry forward. We are also proposing an amendment to the Logan Municipal Code that will go to the Municipal Council with this specific LDC amendment that gets at the licensing requirements. A copy of the proposed draft LMC language is attached.

### **GENERAL PLAN**

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The allowance for short-term rentals in single family residential areas could lead to further decline in these core neighborhoods and would be contrary to the overall intent of the General Plan. The proposal to limit short-term rentals in denser zones helps balance the needs/desires of residents living in Logan versus those investors who want to establish a short-term rental for economic gain.

### **PUBLIC COMMENTS**

As of the writing of this report, there has not been any public comment. Public comments received prior to the preparation of this report will be included as an attachment. Any other comments will be forwarded to the Planning Commission.

### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 1/15/22, posted on the City's website and the Utah Public Meeting website on 1/17/22, and noticed in a quarter page ad on 1/13/22.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

As of the time the staff report was prepared, no comments have been received.

### **RECOMMENDED FINDINGS FOR APPROVAL**

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. Certain elements of the proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments to include Short-Term Rentals in multi-family residential and commercial zones, and not in single family residential zones, will not cause further degradation to single family residential areas.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



# APPLICATION FOR PROJECT REVIEW

<b>For Staff Only</b> <input checked="" type="checkbox"/> <b>Planning Commission</b>		<input type="checkbox"/> <b>Land Use Appeal Board</b>		<input type="checkbox"/> <b>Administrative Review</b>	
<b>Date Received</b> 12/13/21		<b>Received By</b>		<b>Scheduled Meeting Date</b> JAN. 27	
				<b>Zone</b>	
<b>Application Number</b> PC 22-007					
<b>Type of Application (Check all that apply):</b> <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input checked="" type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other					
<b>PROJECT NAME</b> Land Development Code Amendments – 17.08, 17.11, 17.37, 17.62					
<b>PROJECT ADDRESS</b>				<b>COUNTY PLAT TAX ID #</b>	
<b>AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER</b> Mike DeSimone				<b>PHONE #</b> 435 716 9022	
<b>MAILING ADDRESS</b> LOGAN CITY HALL 290 NORTH 100 WEST LOGAN UTAH 84321		<b>CITY</b>		<b>STATE</b>	
<b>EMAIL ADDRESS</b> MIKE.DESIMONE@LOGANUTAH.ORG					
<b>PROPERTY OWNER OF RECORD</b>				<b>PHONE #</b>	
<b>MAILING ADDRESS</b>		<b>CITY</b>		<b>STATE</b>	
<b>EMAIL ADDRESS</b>					
<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED</b> (Include as much detail as possible - attach a separate sheet if needed)  <b>AMEND CHAPTER 17.08 "NEIGHBORHOOD RESIDENTIAL USES"; CHAPTER 17.11 "DISTRICT AND CORRIDOR ZONE USES"; CHAPTER 17.37 "ADDITIONAL DEVELOPMENT STANDARDS" AND CHAPTER 17.62 "DEFINITIONS" TO INCLUDE STANDARDS FOR SHORT TERM RENTALS IN RESIDENTIAL AND COMMERCIAL ZONES.</b>				<b>Total Lot Size (acres)</b>	
				<b>Size of Proposed New Building (square feet)</b>	
				<b>Number of Proposed New Units/Lots</b>	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.				<b>Signature of Property Owner's Authorized Project Representative</b>	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.				<b>Signature of Property Owner</b>	

CITY COUNCIL: WORKSHOP 2/15/22  
HEARING 3/1/22

## Chapter 17.08: Neighborhood Residential Zone Uses

### §17.08.010 Purpose

Chapter 17.08 sets forth the types of land uses permitted and conditionally permitted within Logan's Neighborhoods.

### §17.08.020 Neighborhood Residential Land Use: Classification

- A. Primary Uses. Land use shall conform to the designations in Tables 17.08.030 (Structure Type) and Table 17.08.040 (Land Use). Land uses are designated as follows:
1. Permitted Uses. A "P" indicates that a use is allowed in the respective zoning district. Permitted uses must conform to the applicable requirements of the Land Development Code. Permitted uses requiring a public hearing are subject to the Procedures for Processing Applications contained in Chapter 17.48.
  2. Conditional Uses. A "C" indicates that a use is allowed as a Conditional Use in the respective zoning district and is subject to review and approval under the provisions of Chapter 17.42, Conditional Use Permits, and the Procedures for Processing Applications contained in Chapter 17.48.
  3. Uses Not Allowed. An "N" indicates that a use is not allowed in the respective zoning district, except where State or Federal law otherwise preempts local land use regulation.
- B. Accessory Uses and Structures. An accessory use or structure may be permitted in compliance with the applicable provisions of the zone in which it is located. An accessory use shall not commence, and no accessory structure shall be constructed, without a primary use first being lawfully established on the subject site. Additional regulations apply to Home Occupations (See Chapter 17.36).
- C. Temporary Uses. Temporary uses may be permitted for a period not to exceed twelve (12) calendar months in compliance with the provisions of the zone in which it is located and the provisions of Chapter 17.53. The procedures for review and approval of a temporary use are the same as for a permanent use; however, the reviewing authority may waive certain Land Development Code standards, and impose conditions of approval on the temporary use, as it deems necessary, to promote compatibility between the proposed use and adjacent permitted uses.
- D. Non-Conforming Uses. Non-conforming uses and development are subject to the provisions of Chapter 17.52.

### §17.13.030 Neighborhood Residential Structure Types

Table 17.08.030 lists the residential structure types allowed in Neighborhood Residential zones. The structure types listed in the table are defined in Chapter 17.55. A "P" means the structure type is permitted, "C" means the structure type is permitted with a conditional use permit, and "N" means the structure type is not permitted.

**Table 17.08.030: Residential Structure Types Allowed in Residential Districts**

Type of Residential Structure	Residential Zoning Districts									
	NR-2	NR-2	NR-6	MR-9	MR-12	MR-20	MR-30	CR	NC	RC
Courtyard house, attached	N	N	N	P	P	P	P	P	N	N
Courtyard house, detached	N	N	P	P	P	P	P	P	N	N
Front yard house, attached	N	N	N	P	P	P	P	P	N	N
Front yard house, detached	P	P	P	P	P	P	P	P	N	P
Live work	N	N	N	N	N	N	C	C	C	N
Multi-dwelling, attached	N	N	N	P	P	P	P	P	N	N
Multi-dwelling, stacked	N	N	N	N	N	P	P	P	N	N
Manufactured housing unit	C	C	C	C	C	C	C	C	N	C
Twinhome (Duplex)	N	N	N	P	P	P	P	P	<del>N</del>	N
Town House	N	N	N	P	P	P	P	P	N	N



**§17.08.040 Neighborhood Residential Land Uses**

The following regulations are intended to accommodate a variety of housing choices and neighborhood-oriented services. With the exception of the Manufactured Home (MH) district, Table 17.08.040 lists the land uses allowed in all neighborhood residential zones.

**Table 17.08.040: Allowed Uses in Neighborhood Residential Zones**

LAND USE	Neighborhood Zones									
	NR-2	NR-4	NR-6	MR-9	MR-12	MR-20	MR-30	CR-40	NC	RC
Residential Uses										
Assisted Living Center	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	P	P	P	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>
Dormitories, Fraternities, Sororities	N	N	N	N	N	N	N	C	N	N
Nursing Home, Convalescent Home	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	P	P	P	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>
Residential Group Homes for individuals with disabilities	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>
Residential Group Homes (communal living exceeding occupancy limits)	N <sup>2</sup>	N <sup>2</sup>	N <sup>2</sup>	N <sup>2</sup>	N <sup>2</sup>	N <sup>2</sup>	N <sup>2</sup>	N <sup>2</sup>	N <sup>2</sup>	N <sup>2</sup>
Residential Treatment Programs where care, training, or treatment is provided on site	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>
Residential occupancy of a dwelling unit by a family, or no more than three (3) individuals	P	P	P	P	P	P	P	P	P	P
Residential occupancy of a dwelling unit by no more than six (6) individuals and not to exceed two (2) persons per bedroom	N	N	N	N	N	N	N	P	N	N
Accessory Dwelling Units (Internal) (See Ch.17.37 for Areas of Exclusion)	P	P	P	P	P	P	P	P	P	P
<u>Short Term Rentals</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>
Public/Institutional Uses										
Cemetery, Mausoleum	C	C	C	C	C	C	C	C	N	C
Clubs, Lodges, similar uses	N	N	N	N	C	C	C	C	N	N
Day Care/ Preschool (1-8 Clients)	P	P	P	P	P	P	P	P	N	C
Day Care/ Preschool (9-16 clients)	C	C	C	C	C	C	C	C	N	N
Day Care/ Preschool (Commercial) (17 or more clients)	N	N	N	N	N	N	N	C	N	N
Libraries, Museums, Community Centers	N	N	C	C	C	C	C	C	N	N
Parks, Neighborhood	P	P	P	P	P	P	P	P	N	P
Parks, Community/Regional	C	C	C	C	C	C	C	C	N	C
Public Safety Services (Police, Fire)	C	C	C	C	C	P	P	P	N	P
Religious Institutions	P	P	P	P	P	P	P	P	N	N
Schools, Public (K-12)	State law supersedes local zoning regulations.									
Schools, Private (K-12)	C	C	C	C	C	C	C	C	N	C

## 17.08: Neighborhood Residential Zone Uses

LAND USE	Neighborhood Zones									
	NR-2	NR-4	NR-6	MR-9	MR-12	MR-20	MR-30	CR-40	NC	RC
Community Services	N	N	N	N	C	C	C	C	N	N
Utility Uses										
Amateur radio towers	C	C	C	C	C	C	C	C	C	C
Municipal water well, reservoir, or storage tank	C	C	C	C	C	C	C	C	C	C
Radio, television, microwave towers	C	C	C	C	C	C	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P	P	P
Utilities, distribution network	C	C	C	C	C	C	C	C	C	C
Utilities, structures, physical facilities, (Regional Facilities)	C	C	C	C	C	C	C	C	C	C
Wireless Telecommunication Facilities	C	C	C	C	C	C	C	C	C	C
Neighborhood Serving Commercial Uses										
Bed & Breakfast	N	N	N	N	N	C	C	C	N	N
Food Services less than 3,000 square feet in size & no auto drive-through <sup>3</sup>	N	N	N	N	N	N	N	C	P	N
Food Services less than 5,000 square feet in size & no auto drive-through <sup>3</sup>	N	N	N	N	N	N	N	C	C	N
Food Service & Sales and Service comprising no more than 25% of the first floor area	N	N	N	N	N	N	N	C	N	N
Office – General business, government, professional, medical, or financial and less than 3,000 square feet in size	N	N	N	N	N	N	N	C	P	N
Office – General business, government, professional, medical, or financial and less than 5,000 square feet in size	N	N	N	N	N	N	N	C	C	N
Sales and Service less than 3,000 square feet in size <sup>3</sup>	N	N	N	N	N	N	N	C	P	N
Sales and Service less than 5,000 square feet in size <sup>3</sup>	N	N	N	N	N	N	N	C	C	N
Other Uses										
Agriculture	N	N	N	N	N	N	N	N	N	P
Agriculture, Community	P	P	P	P	P	P	P	P	P	P
Agriculture, Urban	P	P	P	P	P	P	P	P	P	P
Alternative or Post Incarceration Facilities	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>
Parking, Commercial	N	N	N	N	N	N	N	C	N	N

<sup>1</sup> Indicates use may be allowed where State or Federal law preempts local zoning. A Conditional Use Permit is required for a Group Home for Disabilities if the proposal exceeds the base occupancy of the underlying residential zone.

<sup>2</sup> Indicates use may be allowed where State or Federal law preempts local zoning. A Group Home for non-disabled individuals is only allowed where they do not exceed the base occupancy of the underlying residential zone unless otherwise allowed where State or Federal law preempts local zoning.

<sup>3</sup> In the Campus Residential Zone, the total square footages of a proposed non-residential use may exceed the amounts listed in the use chart provided the total square footage of the proposed non-residential uses do not exceed 25% of the total first floor area and may only be located on the ground level floor.

## Chapter 17.11: District and Corridor Zone Uses

### §17.11.010. Purpose

This Chapter sets forth the types of land uses permitted and conditionally permitted within Logan's Districts and Corridors.

### §17.11.020. Districts & Corridors Land Use: Classification

- A. Primary Uses. Land use shall conform to the designations in Table 17.11.030 (Use Table). Land uses are designated as follows:
  1. Permitted Uses. A "P" indicates that a use is allowed in the respective zoning district. Permitted uses must conform to the applicable requirements of the Land Development Code. Permitted uses requiring a public hearing are subject to the Procedures for Processing Applications contained in Chapter 17.48.
  2. Conditional Uses. A "C" indicates that a use is allowed as a Conditional Use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of Chapter 17.49, Conditional Use Permits, and following the Procedures for Processing Applications contained in Chapter 17.48. Conditional uses must conform to the applicable requirements of Chapter 17.42.
  3. Uses Not Allowed. An "N" indicates that a use is not allowed in the respective zoning district, except where State or Federal law otherwise preempts local land use regulation.
- B. Accessory Uses and Structures. An accessory use or structure may be permitted in compliance with the applicable provisions of the zone in which it is located. An accessory use shall not commence, and no accessory structure shall be constructed, without a primary use first being lawfully established on the subject site.
- C. Temporary Uses. Temporary uses may be permitted for a period not to exceed twelve (12) calendar months in compliance with the provisions of the zone in which it is located and the provisions of Chapter 17.60. The procedures for review and approval of a temporary use are the same as for a permanent use; however, the reviewing authority may waive certain Land Development Code standards, and impose conditions of approval on the temporary use, as it deems necessary, to promote compatibility between the proposed use and adjacent permitted uses.
- D. Non-Conforming Uses. Non-conforming uses and development are subject to the provisions of Chapter 17.52.

17.11: District and Corridor Zones Uses

**Table 17.11.030: Allowed Uses in District and Corridor Zones**

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
<b>Residential Uses</b>									
Assisted Living Center	N	C	C	C	C	N	N	N	N
Dormitories, Fraternities, Sororities	N	N	N	N	N	N	N	N	N
Nursing Home, Convalescent Home	N	C	C	C	C	N	N	N	N
One caretaker or security guard may be permitted to live on-site as an accessory use with a Conditional Use Permit.	N	N	N	N	N	N	C	C	N
Residential Group Homes (communal living exceeding occupancy limits).	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>
Residential Group Homes for individuals with disabilities.	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>
Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals.	P	P	P	P	P	N	N	N	N
Residential Treatment Programs where care, training, or treatment IS provided on site.	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>
<u>Short Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<b>Public/Institutional Uses</b>									
Clubs, Lodges, similar uses	C	C	C	C	C	C	N	N	N
Day Care/Preschool, Commercial (17 or more clients)	P	P	C	C	C	C	C	N	N
Day Care/Preschool (1-8 Clients) or (9-16 Clients)	P	P	P	P	P	N	N	N	N
Hospitals	N	N	P	P	N	P	N	N	N
Libraries, Museums, Community Centers	P	P	C	C	C	C	N	N	N
Parks and Open Space	P	P	P	P	C	P	P	P	P
Public Safety Services (Police, Fire)	C	C	P	P	C	P	P	P	P
Religious Institutions	C	C	C	C	C	C	C	N	N
Schools, Colleges, University, Technical College	C	C	C	C	N	C	N	C	C
Schools, Private (K-12)	N	N	C	C	C	C	N	N	N
Schools, Trade, vocational, commercial	C	C	C	C	N	C	N	C	C
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	C	C	P	P	C	P	C	C	C
<b>Utility Uses</b>									
Amateur radio towers	C	C	C	C	N	C	C	C	C
Municipal water well, reservoir, or storage tank	C	C	C	C	N	C	C	C	C
Radio, television, or microwave towers	C	C	C	C	N	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P	P
Utilities, distribution network	P	P	P	P	P	P	P	P	P
Utilities, structures, physical facilities (Regional Facilities)	C	C	P	C	C	P	P	P	P
Wireless Telecommunication Facilities	C	C	P	P	N	P	P	P	P
<b>Commercial Uses</b>									
Bank, savings and loans, or credit union	P	P	P	P	C	P	P	C	N
Bed and breakfast	P	P	P	P	C	N	P	N	N
Campground, RV or Tent	N	N	N	N	N	N	C	C	N
Clinic, medical, dental, or optical	P	P	P	P	C	P	P	C	C

## 17.11: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Entertainment Event, Major	C	C	C	C	N	C	C	C	C
Entertainment Event, Minor	P	C	P	P	N	C	C	N	N
Golf course	N	N	N	N	N	P	N	N	C
Hotel, Motel	P	C	P	P	N	N	P	P	P
Indoor Commercial Shooting Range	N	N	C	N	N	N	C	C	N
Office, General business, government, professional, medical, or financial	P	P	P	P	C	P	P	P	P
Office, Laboratory, scientific or research	P	C	P	C	N	P	P	P	P
Parking, Commercial	C	C	P	C	N	N	P	P	P
Recreation and Entertainment (Outdoor Facility)	N	N	P	N	N	N	P	P	P
Recreational vehicle, vehicle storage (long term)	N	N	N	N	N	N	P	P	P
Sales and Service									
Adult oriented business	N	N	N	N	N	N	N	C	N
Amusement, commercial indoor	N	N	P	C	N	N	P	P	N
Animal clinic or pet hospital, No outdoor pens	N	N	P	C	C	N	P	N	N
Animal clinic or pet hospital, with outdoor pens	N	N	N	N	N	N	C	C	N
ATVs, Motorcycle, and Snowmobile sales, service and rental	N	N	C	N	N	N	C	P	C
Automobile Sales & Rental	N	N	C	N	N	N	P	P	N
Automobile Sales, Small Dealership	C	N	P	N	N	N	P	P	N
Automobile Repair	N	N	N	N	N	N	P	P	N
Automobile Service	N	N	P	N	N	N	P	P	N
Bar/Tavern	P	C	P	C	N	N	P	P	N
Carwash	N	N	P	N	N	N	P	P	N
Dancehall or nightclub	P	C	P	P	N	N	N	N	N
Fitness Center	P	P	P	P	C	N	P	P	N
Garden shop, plant sales, nursery	P	P	P	P	C	C	P	C	N
Gasoline station/convenience store	N	N	P	N	N	N	P	P	N
General Sales/Service. Firms involved in the sale, lease or rent of new or used products to the general public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.	P	P	P	P	C	C	C	C	N
Grocery store	P	P	P	P	C	N	N	N	N
Heavy truck & equipment sales, service, and rental	N	N	N	N	N	N	P	P	C
Kennel	N	N	N	N	N	N	C	C	N
Kennel, daily boarding	C	C	C	C	C	C	C	C	C
Mobile Home & RV sales	N	N	N	N	N	N	C	P	N
Mortuary, funeral home	N	N	P	N	N	N	P	N	N
Package liquor store	State law supersedes local zoning regulations								
Pawn shop	N	N	P	N	N	N	P	N	N
Pet services	C	C	P	P	C	N	N	N	N
Radio or television transmitting stations, commercial	N	N	P	N	N	C	P	P	N
Railroad or bus passenger station	P	P	P	P	N	P	P	P	P

## 17.11: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Recreation Club, racquet, swim, or other	N	N	P	N	N	N	P	P	N
Restaurant, Brew	P	C	N	N	N	N	N	N	N
Restaurant, Fast Food	P	C	P	P	C	P	P	P	P
Restaurant, General	P	C	P	P	C	P	P	P	P
Sales and service, footprint greater than 100,000 sq. ft. (Big Box)	N	N	P	N	N	N	C	C	N
Storage, Commercial (Self Storage)	N	N	N	N	N	N	C	C	C
Studio, photographer, artist, music, dance, and drama	P	P	P	P	C	N	P	N	N
Theaters	P	C	P	P	N	N	P	N	N
<b>Industrial Uses</b>									
Contractor supply store	N	N	C	N	N	N	P	P	N
Contractor supply store with outdoor storage	N	N	N	N	N	N	P	P	N
Contractors outdoor storage	N	N	N	N	N	N	C	P	C
Crematorium	N	N	N	N	N	N	P	P	N
Impound and Tow Lot	N	N	N	N	N	N	P	P	N
Industrial Services	N	N	N	N	N	N	P	P	C
Industrial Machinery and equipment sales and service	N	N	N	N	N	N	C	P	C
Lumberyard	N	N	N	N	N	N	P	P	N
Manufacturing, processing, fabrication, packaging, or assembly of goods	N	N	N	N	N	N	C	P	N
Manufacturing, light	N	N	C	N	N	N	P	P	C
Petroleum products storage	N	N	N	N	N	N	C	C	N
Truck Stop	N	N	N	N	N	N	P	P	N
Warehouse, Freight Movement	N	N	N	N	N	N	P	P	P
Waste Related Uses	N	N	N	N	N	N	C	P	N
Welding or machine shop	N	N	N	N	N	N	P	P	P
Wholesale Sales and Service	N	N	C	N	N	N	P	P	N
Wrecking or Salvage Facilities, Enclosed	N	N	N	N	N	N	C	C	N
Wrecking or Salvage Facilities, Open	N	N	N	N	N	N	N	N	N
<b>Other Uses</b>									
Agriculture	N	N	N	N	N	P	P	P	P
Agriculture, Community	P	P	P	P	P	P	P	P	P
Agriculture, Urban	P	P	P	P	P	P	P	P	P
Air Passenger Terminals or Hangers	N	N	N	N	N	N	N	N	P
Alternative or Post Incarceration Facilities	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>
Detention Facilities	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>
Mining or extraction of mineral or aggregate resources from the ground for off-site use	N	N	N	N	N	N	N	N	N

<sup>1</sup> Indicates use may be allowed where State or Federal law preempts local zoning.



## Chapter 17.37: Additional Development Standards

### Proposed Language

#### §17.37.130. Short Term Rentals (Vacation Rental)

- A. The purpose of this Section is to establish regulations for short-term rentals to ensure they won't unreasonably reduce neighborhood housing opportunities and to ensure compatibility with surrounding residential uses by minimizing the commercial nature of a short-term rental. These regulations do not apply to hotels, motels, or bed and breakfasts.
- B. General Requirements.
  1. No person, firm or corporation shall operate or otherwise make available a short-term rental without first obtaining a Logan City business license pursuant to Chapter 5.02 of the Logan Municipal Code.
  2. A short-term rental is temporary lodging typically located in a residential dwelling for a fee and for a rental period of less than 30 continuous days. A short-term rental excludes hotels, motels, or bed & breakfast establishments.
- C. Standards.
  1. The maximum occupancy of a short-term rental in the residential zones shall comply with Logan's residential occupancy limitations: residential occupancy of a dwelling unit by a family or no more than three (3) persons at any one time.
  2. The maximum occupancy of a short-term rental in the commercial zones is two (2) occupants per bedroom plus two (2) additional occupants.
  3. As part of the short-term rental licensing required under LMC Title 5, the owner shall designate a local contact available to respond to the short-term rental within one (1) hour. The contact name & phone number shall be posted in a prominent place inside of the dwelling together with a copy of the short-term rental license.
  4. Each short-term rental in the residential zones shall provide at least 2 off-street parking stalls per residential dwelling unit. Each short-term rental in the commercial zones shall provide at least one (1) off-street parking stall per (2) bedrooms.
  5. Recreational vehicles, trailers, boats, ATV's, or similar vehicles shall not be parked on the site or in the public right of way adjacent to the short-term rental.
  6. The short-term rental is subject to the City's nuisance ordinances regarding noise, garbage, parking, occupancy, etc., and more than three (3) violations within a calendar year may result in revocation of the short-term rental license.
  7. The number of household pets is limited to the number allowed for a single-family home.
  8. A short-term rental may not be the subject of multiple rental contracts for the same night or nights.
  9. A short-term rental shall comply with all applicable local and State Building, Health, Fire, Safety, and Maintenance Codes.
    - a. Any basement bedroom shall comply with the current Building Codes for egress window size and location in all basement bedrooms regardless of when the structure was built; and
    - b. A short-term rental shall be inspected upon initial license application under LMC Title 5 by both the Logan City Building Official and the Logan City Fire Marshal.
  10. Signs are limited to a single sign, no larger than two (2) square feet, and shall be mounted on the building. No sign shall be illuminated. No banners, window signs,



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17.37: Additional Development Standards

posters, flags, exterior lighting or other attention getting devices shall be permitted. Signs shall not be painted in or on windows and shall not be mounted in a window.

## Chapter 17.62: Definitions

The definitions of words in this chapter are established as specific meanings for this Title only. Words with specific meaning in the Land Development Code are as follows:

“**Short Term Rental**” means temporary lodging or accommodations typically found in a residential dwelling for a fee for a rental period of less than 30 continuous days and excluding hotels, motels, or bed & breakfast establishments.