

ORDINANCE 211

Part 13 Short-Term Camping Rental

513.1. Definition. Short-Term Camping Rental Unit: for the purposes of this section, the term Short-Term Camping Rental Unit means a tent, yurt or other similar structure forming a separate single habitable unit intended for temporary residential occupancy, the use thereof being offered for trade or sale, whether for money or exchange of goods or services, for not more than seven (7) consecutive nights.

513.2. Applicability and exceptions. The provisions of this section shall apply to all short-term camping rental units.

513.3. Short-term camping rental permit required. No person shall occupy, allow to be occupied, or let to another for occupancy, any short-term camping rental unit in the City of Carlton, without first having obtained a short-term camping rental permit from the city under the terms of this section. Short term camping rental units, following the effective date of this ordinance, shall not be occupied for human habitation until issuance of a short-term camping rental permit by the city. Application for a permit shall be made upon forms furnished by the city for such purpose and shall require the minimum information required under Section 513.4. Permits shall be renewed annually.

513.4. Application for short-term camping rental permit; register of occupancy.

Subd. 1. The owner of each short-term camping rental unit shall make written application to the city for a short-term camping rental permit. A new owner shall be required to obtain a permit for units within ten (10) days after acquisition. Application for a short-term camping rental permit shall be made upon forms furnished by the city and shall specifically set forth the following information:

1. The name, address and telephone number of the owner of the short-term camping rental.
2. The street address of each short-term camping rental unit.
3. The types, size and number of short-term camping rental units located on the property.
4. A site drawing showing the location and dimensions of property lines and designated off-street parking area.
5. A plan for garbage disposal by the permit holder.
6. A pet policy.

513.5. Inspection required. Before issuance or renewal of any short-term camping rental permit, such unit or units, shall be inspected by an official of the City.

513.6. Permit Requirements. Below are the permitting requirements that will be evaluated during an inspection.

Subd. 1. Sanitary Facilities.

1. Composting toilet or other approved septic system which must be enclosed in a private structure.

Subd. 2. Structure and Materials.

1. The structure must be structurally sound and weather-proof.

Subd. 3. Sanitary Condition.

1. The structure must be free of vermin and rodent infestation and in a sanitary condition.

Subd. 4. Smoke, Carbon Monoxide Detectors and Fire Extinguisher.

1. At least one battery-operated smoke detector that meets the requirements of the National Fire Protection Association Standards (NFPA) 74 or its successor standards and an approved carbon monoxide alarm in proper operating condition.
2. At least one Class ABC Type Fire Extinguisher

Subd. 5. Safety.

1. The permit holder shall post emergency contact information (police, fire, hospital) and show renters the location of fire extinguishers in the short-term camping rental unit.
2. The permit holder must provide fire rings at each camping site.
3. All sites must be accessible for emergency services.

Subd. 6. Permit Posting.

1. Copy of City issued permit must be posted in dwelling unit.

513.7. Site Requirements. Applicant must live on site and have a minimum of ten (10) acres and no more than two (2) sites allowed. Only one (1) car allowed per site.

513.8. Complaints. Any renter may complain to the city and the city shall thereupon reinspect the dwelling unit. If it is found that it does not comply, the permit may be revoked after a hearing thereon.

513.9. Garbage and rubbish removal. The owner must provide a means of garbage disposal at each site.

513.10. Occupancy. No more than four (4) persons per site.

513.11. Reporting requirements. The permit holder shall keep a report detailing use of the short-term camping rental unit by recording the full name, address, phone number and vehicle license number of guests using the rental. A copy of the report shall be provided to the city clerk upon request.

513.12. Annual Inspection. Each unit shall be inspected annually by an official of the city prior to renewal of a permit.

513.13. Mitigation. The Planning Commission may impose conditions that will reduce the impacts of the proposed use on neighboring properties, public services, nearby public parks, public safety and safety of renters. Said conditions may include but are not limited to – fencing or vegetative screening, native buffer along the property line, noise standards, duration of permit, restrictions on parking, and number of renters. Conditions may be imposed on a case-by-case basis due to unique circumstances of a particular property, upon permit application, renewal or reinspection due to a complaint.

513.14. Sales tax numbers. A permit holder must apply for and be granted state and local sales tax numbers, including hotel and motel use sales tax, if applicable.

513.15. Quiet Hours. Quiet hours shall be from 10:00 pm to 8:00 am., Monday through Sunday

513.16. Density. Maximum of two (2) Short-Term Camping Rental locations within city limits.