

## **Article 4 Definitions: New Terms to Add**

**Short Term Rental:** A residential dwelling unit, or portion of a residential dwelling unit that is rented, or offered for rent, in exchange for a rental fee for a period of 30 consecutive days or less. These may be advertised and rented through third-party services (AirBnB, VRBO, or other).

**Host:** A person who occupies as their primary residence a residential dwelling unit located on the same lot as a short-term rental. Does not apply to hotels, motels, boarding houses, bed and breakfasts, or granny flats.

**Hosted Short-Term Rental:** Shall mean that a host has a physical presence at their primary residence located on the same lot as a short-term rental during the entire period that the short-term rental is rented.

**Non-hosted Short-Term Rental:** Shall mean that a host is absent from their primary residence located on the same lot as a short-term rental during some or all of the period that the short-term rental is rented.

## **Article 7 Farm Residence District (FR-1): New Section to Add Under Section 7.03 – CONDITIONAL USES**

N. Short Term Rental (Hosted or Un-hosted), provided it meets the following conditions.

1. Short Term Rentals shall not interfere with the rural character of the township.
2. A maximum of one short-term rental shall be registered for each property lot of record.
3. Registration required. All persons wishing to operate a Short-Term Rental shall register with the Brown Township Zoning Inspector.
  - a. Submission requirements, as specified on the Registration Application to operate a Short-Term Rental, shall be met, documented on the application and submitted to the Brown Township Zoning Inspector.
  - b. Zoning Inspector shall review the submitted application for completeness pursuant to the submission requirements outlined in the Registration Application.
  - c. Required Inspection. After an application for a Short-Term Rental permit has been deemed complete, the Inspector shall forward the application to the Board of Zoning Appeals for review.
  - d. Upon passage of the required site inspection, the applicant shall pay all fees as determined by the Board of Zoning Appeals to receive their permit.

- e. Registration expiration. Short Term Rental Registration Permits shall be in effect from the date of approval until January 31 of the following year.
- f. Registration renewal. All registration permits shall expire on January 31 of each calendar year. Applicants shall re-apply by January 31 each year they intend to operate a short-term rental.
- g. Registration revocation.
  - i. Any Short-Term Rentals found to be operating without first registering with the Township shall be caused to cease operations until such time as a Registration application has been filed, accepted (including the required inspection), and fees paid in-full.
  - ii. Any Short-Term Rental with three violations of the Submission requirements, as specified on the Registration Application to operate a Short-Term Rental, shall be caused to cease operations and any Short-Term Registration shall be revoked for the remainder of the registration period. The applicant may re-apply the following year contingent upon coming into compliance with the Submission Requirements.

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