

## Single-Family Residential – Short-Term Rental (SFR-STR)

**INTENT:** The “SFR” district is intended to provide for the development of single-family dwelling units in community areas.

### PERMITTED USES

- Single-family dwelling
- Accessory buildings and uses<sup>1</sup>
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Small-scale agriculture
- Accessory Dwelling Unit (as prescribed in Chapter 16, Development Standards – Accessory Dwelling Units)
- Manufactured home used as a single-family dwelling<sup>2</sup> s<sup>1</sup>
- Transitional and Supportive Housing<sup>6</sup>

### USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

- None stated

### USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

- Cluster development of single-family dwellings on lots of 3+ acres
- Country clubs and golf courses
- Mobile-home parks (see Dev. Standards – Mobile Homes & RV Parks, Ch. 17) <sup>c</sup>
- Construction of an accessory building prior to construction of the main building
- Manufactured housing subdivision (see Ch. 18)
- Non-owner occupied short-term rentals
  - Definition: Rental for less than 30 days of an entire dwelling unit that is not concurrently occupied by the owner or on the same parcel (or an adjacent parcel) as a principal residence concurrently occupied by the owner.
  - Rental limited to single party of individuals.
  - Subject to 25.040 (noticing), 25.080 (additional requirements), Chapter 26, and area plans
  - This use permit runs with the owner, not with the land.

### DEVELOPMENT STANDARDS

**Minimum Lot Size:** 7,500 sf <sup>3,5</sup>

**Minimum District Area:** 5 acres

**Minimum Lot Dimensions:** Width – 60’  
Depth – 100’

**Maximum Lot Coverage:** 40%

#### Minimum Setbacks:

**Front:** 20’                      **Rear:** 10’                      **Side:** 10’

See Section 04.120 for other provisions.

**Building Density:** 1 du/lot and an Accessory Dwelling Unit (see Ch. 16, Development Standards – Accessory Dwelling Units).

**Population Density:**

Maximum population density of 15 persons per acre

**Maximum Building Height:** 35' See Table 04.010 for other provisions.

**NOTES**

1. Accessory buildings and uses customarily incidental to any of the permitted uses are permitted only when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Provided that the unit is fewer than 10 years old and meets the criteria set forth in Section 04.280. When there are two mobile homes on the same parcel, they must 1) comply with the Accessory Dwelling Unit requirements (see Ch. 16), or 2) comply with State standards for a mobile-home park and obtain a use permit from the County (see Ch. 17, Mobile Homes and RV Parks).
3. Densities stated are based upon availability of both community water and sewer.
4. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" (Ch. 04, Uses not listed as permitted).
5. Lots requiring individual septic systems are subject to minimum dimensions as determined by the Lahontan Regional Water Quality Control Board.
6. Transitional and Supportive Housing projects are permitted in the same manner as other residential housing.

**SEE ALSO**

**Land Development Regulations –**

- Ch. 04 Development Standards – General
- Ch. 06 Development Standards – Parking
- Ch. 10 Development Standards – Equestrian Overlay District
- Table 04.010 Building Heights

**FOOTNOTES**

- c. Clarification
- sl. State Law requirement