TRANSIENT RENTAL ACCOMODATIONS

CITY OF LAFAYETTE ORDINANCE NO. 2017-27

EFFECTIVE DATE: AUGUST 7, 2017

To be considered a Transient Rental Accommodation subject to Ordinance No. 2017-27, one of the following definitions must be met:

TRANSIENT GUEST HOUSE: A primary use consisting of a single-family, two-family, or multi-family dwelling where none of the units are required to be owner-occupied, within which transient accommodations may be provided for rent for a period of less than one month, subject to the restrictions of the Unified Zoning Ordinance of Tippecanoe County, Indiana (UZO) Section 4-11-13.

TRANSIENT GUEST RENTAL: An accessory use consisting of an owner-occupied dwelling unit within which limited transient guest accommodations may be provided for rent for a period of less than one month and no more than 60 days per calendar year, while the owner is not required to be present, subject to the restrictions of UZO Section 4-11-13.

TRANSIENT GUEST ROOM: Limited transient guest accommodations within an owner-occupied abode where up to a maximum of two rooms, a duplex unit, or two apartment units may be rented and the owner must be present on site. A transient guest room shall meet the requirements of a home occupation or rural home occupation and is subject to the restrictions of UZO Section 4-11-13(b).

UZO Section 4-11-13 TRANSIENT GUEST ACCOMMODATION:
(a) To ensure compatibility with neighboring uses:
    (1) The exterior of a dwelling used for a transient guest rental or as a transient guest house shall not be modified (or if built new, constructed) in any way that substantially lessens its basic appearance as a dwelling; and
    (2) No exterior signage shall be permitted for a transient guest rental, or a transient guest house.
(b) The owner of a dwelling desiring to use such dwelling for a transient guest room or as a transient guest rental or as a transient guest house shall first obtain a permit for such use from the appropriate Administrative Officer.

UZO Section 5-5-2 HOME OCCUPATION USE REQUIREMENTS:
    In addition to all other requirements applicable in the zone in which located, all home occupations are subject to the following:
(a) No alteration shall be made to the exterior of the primary use building or to the lot which changes the residential character of that building or lot.

(b) The operator of a home occupation shall be a resident of the dwelling unit and no employees are allowed who are not residents of that dwelling unit.

(c) A home occupation shall not involve construction features or the use of any electrical or mechanical equipment or combustible materials any of which would change the fire separation requirements of the primary use building.

(d) There can be no activity or storage of any kind related to the home occupation outside the primary use building.

(e) A home occupation shall provide an additional off-street parking area adequate to accommodate needs created by the home occupation. This area shall contain at least 1 parking space, which shall be in addition to the parking spaces required for the dwelling unit. This parking space shall be provided on the same lot as the home occupation, and may be located in the front setback (but not in the right-of-way).

(f) A home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire or chemical hazard, traffic hazard, or any other hazard or nuisance to any greater or more frequent extent than would be expected from a normally occupied dwelling unit in that zone that has no home occupation.

(g) Except for articles grown or crafted on the premises, no stock in trade shall be displayed, stored, or sold. A home occupation is neither a retail nor wholesale establishment.

UZO Section 3-2 PERMITTED USE TABLE

Transient Guest Houses are permitted by right in the R3 zones, the R4 zones, MRU, CB and CBW; and by special exception in the R1 zones, R2 zones, and the Rural zones.

Transient Guest Rentals are permitted by right in all zones which permit "Single-family dwellings" by right.