

## Short Term Rentals

All Short-Term Rentals in the City of Biloxi are subject to the following regulations, as provided by City Ordinance:

**Short-Term Rentals** shall be allowed as a Permitted Use upon properties situated within the following zoning districts: Community Business (CB), Regional Business (RB), Downtown (DT) and Waterfront (WF) subject to compliance with all of the standards mentioned below.

**Short-Term Rentals** shall be authorized as a Conditional Use upon properties situated within the following zoning districts: Medium-Density Multi-Family Residential (RM-20) and High-Density Multi-Family Residential (RM-30), subject to Conditional Use review and approval.

**Short-Term Rentals** may also be authorized in a Planned Development Gaming-Establishment (PD-GE), Planned Development-Hospitality Business (PD-HB), Planned Development-Commercial (PD-C), and Planned Development – Infill (PD-I) district zones, subject to an approved Planned Development Master Plan by the City Council.

**Short-Term Rentals** are not permitted in Single Family Zones: Residential Single Family; RS-5, RS-7.5, RS-10, A Agricultural, Residential Estate RE and Residential Estate Restricted RER.

All **Short-Term Rentals** shall comply with all of the following standards:

### Declaration of Policy

This section is intended to provide standards for **Short-Term Rentals** to allow for a Visitor Accommodation Use for properties which have the characteristics of Single Family Residences, but providing specific limitations which should prevent the commercial exploitation of these properties.

### Monitoring

**Short-Term Rentals** shall maintain a guest register, which shall be made available for inspection by the City upon request. The guest register shall include the names and home addresses of transient guests, the transient guests' license plate numbers, dates of stay, and the unit number utilized by each transient guest. All **Short-Term Rental** units shall also provide, in addition to any corporate ownership information, the name, address, and phone number of a local person who shall be able to provide thirty-minute appearance response to said **Short-Term Rental** unit site when so called upon by the city or other responsible authority.

**Short-Term Rentals** shall be authorized only upon completing all items included and recited within the Land Development Ordinance. Individuals requesting **Short-Term Rental** authorization shall be required to obtain a Certificate of Occupancy, Certificate of Zoning Compliance and Privilege Tax License from the City of Biloxi. The Certificate of Occupancy, Certificate of Zoning Compliance, and Privilege Tax License shall not be transferred to any subsequent owner, and any change in ownership shall require new applications for all such certificates, permits, and licenses.

### Short-Term Rental Standards

Nothing in this subsection shall be construed to permit any commercial or residential use not otherwise allowed by the specific district classification in which the **Short-Term Rentals** are located.

**Short-Term Rentals** shall be limited to a total of four (4) units upon any single Tax Parcel site.

Exterior sign(s) advertising **Short-Term Rentals** shall not be permitted on properties located in residential zoning districts.

All lighting shall be compatible with the residential character of the neighborhood in which the **Short-Term Rentals** are located.

Parking for **Short-Term Rentals** shall be provided on site at a ratio of one parking space per unit or bedroom available, (whichever is greater). Parking shall be arranged in a style reflective of a Single Family Residential use.

The combination of parking and all structures included as part of **Short-Term Rentals** shall occupy no more than sixty percent (60%) of the lot upon which this use is to be located.

Any **Short-Term Rental** use proposed must be in conformance with any Subdivision Covenants or Deed Restrictions in effect for the specific property site in question. The property owner shall be responsible to demonstrate compliance with this directive.

Upon accepting any **Short-Term Rental** application, the City of Biloxi will notify the Hotel & Lodging Association to make them cognizant of the intention of establishing a **Short-Term Rental** facility at the location offered.

**Short-Term Rentals** shall be subject to annual Fire Inspections by the Biloxi Fire Department.

Any violation of this ordinance may result in the remedies and penalties found in 23-9-6 Remedies Penalties.

It should be noted that a **Conditional Use** can only be approved upon finding that all of the following standards are met:

- a. The Conditional Use complies with all applicable zoning district standards;
- b. The Conditional Use complies with all Use-Specific Standards;
- c. The Conditional Use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- d. The Conditional Use avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- e. The Conditional Use is configured and designed to screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. The Conditional Use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- g. The Conditional Use maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. The Conditional Use allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district; and
- i. The Conditional Use complies with all other relevant city, state and federal laws and regulations.