

130-31 Short-term Occupancy Rentals

Placed in the beginning of Chapter 130:

Definitions: Short-Term Occupancy Rental--A short-term occupancy rental (sometimes referred to as vacation rental or temporary rental) is the renting out of a furnished home, apartment, condominium, or room(s) within such a dwelling for a short-term stay, not defined as a motel, hotel, or lodge.

130-31. Short-term Occupancy Rentals.

No short-term occupancy rental use shall be lawfully established within the Village of Jemez Springs without first obtaining a conditional use permit pursuant to Chapter 130-27 and complying with the provisions of this chapter (130-31). In addition, before issuance of a conditional use permit an applicant shall obtain a business registration pursuant to Chapter 20, Article I. The facility shall comply with all applicable fire, health and safety codes

- A. Zoning Requirements. A short-term occupancy rental is a conditional use in the Rural Development District, the Village Center District, and the Neighborhood Residential District and is prohibited in all other zoning districts within the Village of Jemez Springs. Requirements for such conditional use are to be specified by Resolution by the Village Council.
- B. Length of stay. A short-term occupancy rental shall be for a period of thirty (30) days or less.
- C. Smoke/CO² alarms and fire extinguishers. Smoke/CO² alarms shall be installed and maintained in each room designated for guest occupancy. One or more fire extinguishers shall be accessible in case of a fire emergency.
- D. Emergency exits. Each room designated for guest occupancy shall have a window or secondary exit as defined in the state building code.
- E. Other ordinances. Short-term occupancy rentals shall also comply with other ordinances of the Village of Jemez Springs, to include but not be limited to, Chapter 51, Lighting, Outdoor; Chapter 64, Nuisances; and subsections 27, Off-street parking and loading, and 26, Signs and outdoor advertising devices, as applied to home occupations as per SS130-26(C) (6) of Chapter 130 Zoning.
- F. Setbacks, lot size, and open space requirements shall be in compliance with the requirements of the zone in which the Short-Term Occupancy Rental is situated.

130-19. Rural Development District

D. Conditional uses

(8) Short -term occupancy rentals in accordance with 130-31 of this chapter

130-20. Village Center District

D. Conditional uses

(8) Short -term occupancy rentals in accordance with 130-31 of this chapter

130-21. Neighborhood Residential District

D. Conditional uses.

(5) Short -term occupancy rentals in accordance with 130-31 of this chapter

GUIDING PRINCIPLES

1. Short-term occupancy rentals enhance the Jemez Springs community by providing lodging to guests who may in turn purchase additional goods and service from Village merchants.
2. Short-term occupancy rentals provide this benefit while utilizing existing infrastructure.
3. Village ordinances shall be only as restrictive as to provide for public safety and the general welfare of the community.
4. All short-term rentals operating within the Village Limits are required to comply with the conditions outlined in the ordinance governing short-term occupancy rentals, irrespective of prior operation or status.