To: Polk County Board of Commissioners

From: Planning Board and Staff

Date: June 11, 2026

Re: Polk County Zoning Ordinance Text Amendment

Project History & Analysis

Zoning Ordinance text amendment was requested on March 12, 2026 by a citizen to allow residential vacation rentals as a permitted use in Residential estate/very low density district (RE-5).

Proposed Amendments

Amendments are as follows: additions to existing text are indicated by the use of underlining, and deletions are indicated by strike-through).

P = Permitted
P* = Permitted with conditions
S = Allowed as a Special Use
Blank Space = Not Permitted

	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Residential Vacation Rentals [ix, xxiii, xxiv]	P	P				P				P			P		P

Application. In order to operate a residential vacation rental, the owner or operator shall first obtain a Residential Vacation Rental Operating Permit. Residential Vacation Rental Operating Permits may be obtained from the Planning and Development Department upon the submittal of a completed application, together with the applicable permit fees.

Residential Vacation Rentals are subject to these regulations:

1. Only allowed in residential dwelling units
2. Only one Residential Vacation Rental unit per property
3. A maximum of two (2) adults per rented bedroom
4. No publicly announced events
5. No exterior signs advertising Residential Vacation Rentals are allowed
6. Owners of "whole house" Residential Vacation Rentals must reside in Polk or adjacent county
7. Parking is limited to two vehicles per bedroom and parking on the street is not allowed

Plan Consistency

The Planning Board has found that this request is consistent with the Polk County 20/20 Vision Comprehensive Plan, adopted March 15, 2010, amended September 18, 2017:
Section VI.B Greenspace Sector does permit Single-Unit Residential.

Recommendation

The Planning Board does not recommend that the Board of Commissioners enact the Polk County Zoning Ordinance text amendments due to the opposition that has been demonstrated by the neighboring residence of the Hunting Country area.

Votes:
Aye - 5
Nay - 2
Abstain

Ray Gasperson
Planning Board Chair