

STAFF REPORT

Application:	Requests related to the operation of a vacation rental. Approvals required include an Interim Use Permit to operate a vacation rental with a holding tank for sewage treatment. Interim Use Permit to operate a vacation rental with a holding tank for sewage treatment.
Applicant:	Jason Spry
Property Owner:	Sunset Haven LLC
Agenda Item:	4(a)

Background Information:

- **Proposal:** The applicants are proposing to continue operating a vacation rental that had previously been registered with the Township, but not realized that the property was served by only a holding tank (which triggers the requirement for an interim use permit).
- **Location:**
 - Property address: 11043 Lawrence Ave NW , Annandale
 - Sec/Twp/Range: 6-121-27
 - Parcel number(s): 206019000181
- **Zoning:** R1 - Urban/Rural Transition / S2 - Residential-Recreational Shorelands, Clearwater Lake (General Development lake)
- **Lot size:** Approx. 8,128 sq ft (0.19 acres) according to Beacon GIS estimate.
- **Septic System Status:** The property is served by a holding tank that was last found compliant in June 2023.
- **Natural Features:**
 - Floodplain: The property is at least partially located within the floodplain of Clearwater Lake. The Township does not have documentation as to whether the existing structures meet floodplain elevation requirements or not. No changes are proposed to the existing structures on the lot.
 - Bluff/Steep Slopes: The lot does not contain a bluff. The lot does not contain steep slopes that would impact the proposed improvement(s) to the property.
 - Wetlands: There are not wetlands that are likely to be impacted by the proposed improvement(s) to the property.
 - Current Shoreline Conditions: The shoreline of the property consists primarily of mowed grass with some mature trees.

Planning Commission Action: The Planning Commission may recommend approval of the variance request, denial of the request(s), or tabling the request(s) if the Commission should need additional

information from the applicant. If the Commission should recommend approval or denial of the request, the Commission should state its recommended findings which support either of these actions.

Staff Comments:

1. This property has received a complaint recently regarding vehicles parked in the right of way and noise. The applicant has stated they are aware of the issues and have told the renters (who were apparently longer term renters) they need to leave the property.

Staff Recommendation: Based on the findings of fact and discussion listed below, Staff recommends approval of the proposed Interim Use only if it is found that the standards for approval have been met.

If the application or some version of the application is approved, Staff would recommend consideration for the following conditions of approval (or tabling of the application to allow for review of revised plans consistent with the following):

1. The interim use permit shall expire _____ year(s) from the date of approval. Upon expiration, the applicant may re-apply for a new interim use subject to the requirements of the Township ordinances at the time.
2. The applicant shall be limited to no more than ____ vehicles parked on the property at any one time and all vehicles shall be parked so that they do not block the public road. No off-street parking shall be allowed.
3. The applicant (or their contractor) shall submit pumping records to the Township each time their tank is pumped.
4. The applicant shall maintain compliance with all applicable requirements of Section 781 of the Corinna Township Land Use Ordinance including, but not limited to, clearly demarcating the boundaries of the property with a fence, signage, landscaping or other method as approved by the Zoning Administrator.

Applicable Statutes/Ordinances: See Appendix A.

Findings of Fact: The following findings of fact are presented by Staff for consideration by the Planning Commission:

- 1) **The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.**

Findings Supporting Approval

The proposed use of the property as a vacation rental is a more and more common use around the state - particularly in shoreland areas. Potential negative impacts to nearby properties, such as excessive noise or trespassing, can be adequately managed through the education and notice requirements of the Township's ordinance and through contacting of the Wright County Sheriff's office, the DNR Conservation Officer, or Corinna Township. Further, the approval of an interim use is for a specified and limited amount of time and if significant negative impacts do

occur, the Township can choose not to approve future renewals of the approved interim use.

Findings Supporting Denial

The potential for negative impacts on neighboring properties is increased by the transitory nature of guests at the site, who are often unfamiliar with the location of property lines or who may use the property more intensely than would occur from a year-round or even seasonal resident. The applicant has not sufficiently shown how they would prevent these negative impacts.

- 2) The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**

Findings Supporting Approval

See discussion in 1) above.

Findings Supporting Denial

None

- 3) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

Findings Supporting Approval

The property is served by adequate electric and other utility services and an existing township road, which already serves other residentially-used properties. Impacts of traffic on the road are not likely to be significantly different than what already occurs.

Findings Supporting Denial

The street running by the property is narrow and there is not space for parking on the side of the street and only limited space for off-street parking. The applicant has not provided sufficient information to indicate that parking will not be necessary on the public road.

- 4) Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.**

Findings Supporting Approval

The property is adequately sized to accommodate all parking and loading requirements on site.

Findings Supporting Denial

See #3 above.

- 5) The use is not in conflict with the Policies Plan of Corinna Township and Wright County.**

Findings Supporting Approval

The Township's and County's Comprehensive Plans do not directly address uses such as vacation rental of single-family homes.

Findings Supporting Denial

None

- 6) **Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.**

Findings Supporting Approval

The proposed use would have the potential to create nuisances related to noise, but not typically more than might be expected from typical use of shoreline residential homes where recreation use of the property and the lake are common.

Findings Supporting Denial

The nature of vacation rentals is such that noise, trespass and other nuisance characteristics are possible and even likely. The applicant has not adequately indicated how they would manage the use of the property to mitigate these possibilities.

- 7) **(For Shoreland Areas) A thorough evaluation of the topographic, vegetation, and soils conditions on the site to ensure: a) Prevention of soil erosion or other possible pollution of public waters, both during and after construction; b) Limiting visibility of structures and other facilities as viewed from public waters; and c) Adequacy of the site for water supply and on-site sewage treatment.**

Findings Supporting Approval

No alterations are proposed to the structures or land from the proposed use.

Findings Supporting Denial

None

- 8) **(For Shoreland Areas) An assessment of the types, uses, and numbers of watercraft that the project will generate in relation to the suitability of public waters to safely accommodate these watercraft.**

Findings Supporting Approval

The use of the water and the number of watercraft that the proposed use would generate are not expected to be significantly more than what would occur normally on a lakeshore lot and the lake has adequate capacity for the expected amount of boating.

Findings Supporting Denial

The use of the property as a vacation rental is likely to generate more boat traffic than would be typical of a home occupied by one family. It also would have an increased potential for the importation of aquatic invasive species (AIS) that would negatively impact the lake.

- 9) **The use will conform to the applicable zoning regulations, including any dimensional restrictions the regulations may impose on buildings or uses; and**

Findings Supporting Approval

The use is subject to meeting the requirements of the Corinna Township Land Use Ordinance, many of which are intended to help reduce the possibility of nuisance characteristics for neighboring properties.

Findings Supporting Denial

None

- 10) The use will terminate upon a date or event that can be identified with certainty and/or clarity; and**

Findings Supporting Approval

Provided the Township establishes a clear date for the termination of the interim use permit, this condition will be met. The ordinance also indicates that an interim use would terminate upon the transfer of the property to a different owner.

Findings Supporting Denial

None

- 11) The use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and**

Findings Supporting Approval

Should the interim use no longer be occurring on the land, the site would continue to be suitable for single-family residential use.

Findings Supporting Denial

None

- 12) The use will be subjected to, by agreement with the property owner, any conditions that the Town Board deems appropriate in allowing the proposed interim use, including a condition that the owner will provide an appropriate surety to cover costs that would be necessary to eliminate the interim use from the property, including removal of buildings, equipment, restoration of the landscape to a suitable condition or other appropriate and necessary costs.**

Findings Supporting Approval

No unusual alterations to the property would be necessary should it discontinue use as a vacation rental.

Findings Supporting Denial

None

Appendix A

Applicable Statutes and Ordinances

Corinna Township/Wright County Regulations

Private/Vacation Home Rental

Section 3. Definitions (related to Section 781)

Bedroom - a part of the inside of a private/vacation home that is divided from other areas by walls and a doorway and that has its own floor and ceiling that is furnished primarily as sleeping quarters, containing a bed or furniture that can convert to a bed, and having more than one egress.

Overnight guest - a person who is boarding overnight at a private/vacation home rental, hotel, motel, bed and breakfast, or resort.

Person - a natural person over the age of 5 years, who is patronizing, staying, or visiting a private/vacation home either as the renter of the facility or a guest of the renter.

Private/vacation home rental - any home, cabin, condominium, bedroom or similar building that is advertised as, or held out to be a place where sleeping accommodations are furnished to the public on a nightly, weekly, or for less than a 30-day time period, and is not a bed and breakfast, resort, hotel or motel.

Resort - An establishment that includes buildings, campgrounds, lodges, structures, dwelling units/sites, homes, enclosures or any part thereof kept, used, maintained or advertised as or held out to the public to be, a place where sleeping accommodations are furnished to the public and primarily to those seeking recreation, for periods of one (1) day, one (1) week, or longer, and having for rent two (2) or more homes, cabins, units, campsites or enclosures (excepting private/vacation home rentals approved as such). All cabins, rooms, dwelling units/sites or enclosures must be included in the resort rental business. The entire parcel(s), lot(s), or tract(s) of land must be controlled and managed by the licensee.

604. GENERAL AGRICULTURE AG

604.2 Permitted Uses

Private/vacation home rental (meeting occupancy standards)

604.405 Interim Uses

Private/vacation home rental (exceeding overnight guest occupancy)

605. URBAN/RURAL TRANSITIONAL R-1

605.2 Permitted Uses

Private/vacation home rental (meeting occupancy standards)

605.405 Interim Uses

Private/vacation home rental (exceeding overnight guest capacity)

606. SUBURBAN RESIDENTIAL R-2

606.2 Permitted Uses

Private/vacation home rental (meeting occupancy standards)

606.405 Interim Uses

Private/vacation home rental (exceeding overnight guest capacity)

606.A SUBURBAN RESIDENTIAL R-2(A)

606.a2 Permitted Uses

Private/vacation home rental (meeting occupancy standards)

606.a405 Interim Uses

Private/vacation home rental (exceeding overnight guest capacity)

781. PRIVATE/VACATION HOME RENTAL

781.1. Purpose and intent

(1) Corinna Township has a long history as a tourist and recreational destination. Private/vacation home rentals benefit the Township and broader area economically by bringing in tourists who spend money locally. Rentals also have the potential to increase the number and value of future property sales.

However, the use of residential properties for short-term vacation rental can have a negative impact on neighbors. Through a public hearing and a series of meetings and work sessions, Corinna Township identified the following findings concerning private/vacation home rentals:

- (a) Private/vacation rentals provide economic benefits to the community that may be realized through tourism revenue, increased sales of vacation properties, increased property values and improved maintenance of properties, all of which contribute not only to a greater property tax base, but also provide economic benefits to the community through increased sales to local businesses.
- (b) Some private/vacation renters'/guests' behavior can affect neighboring residents in the following ways: disruptive or annoying noise, traffic, congestion, and inappropriate parking, and unknowing or purposeful trespass.
- (c) Frequent and continuous short-term rental use may affect the health and safety of communities through impacts on air quality from campfires, over-use of septic systems, and risky or illegal behaviors.
- (d) Inconsistent management, a lack of rental policies, and limited communication between owners/managers and renters, neighbors, and regulators can create problems and/or make them worse.
- (e) Laws, statutes, and rules that control noise, parking, and trespass have not been widely adopted at the county or township levels, and at the state level are largely aimed at criminal activity rather than recurring nuisances.

- (f) State and county regulations exist to address health and safety concerns related to short-term lodging, but current definitions exempt private/vacation home rental from the requirements.
- (2) The intent of these proposed amendments to the zoning ordinance is to allow the use of private/vacation home rentals in appropriate zoning districts while also establishing rules and standards, the intent of which are to mitigate or eliminate potential harmful impacts to the health, safety, and general well-being of neighboring property owners and tenants as well as the environment. Specifically, the amendments are intended to:
 - (a) Establish basic performance standards for health and safety, with controls to address nuisance issues.
 - (b) Establish rental management rules that require owners or managers to be informed and locally available and that require that owners or managers communicate with renters, neighbors, and county agencies to ensure the vacation rental is operated in compliance with state and local regulations while maintaining a positive relationship with neighboring homeowners.
 - (c) Hold rental property owners and managers responsible for guest conduct through clearly defined enforcement measures.

781.2 Permits

- (1) An interim use permit shall be required for private/vacation home rental where:
 - (a) There is more than one rental unit on a parcel and/or where more than two (2) Private/vacation home rentals are on contiguous parcels under common ownership (including immediate family members) or management.
 - (b) The overnight guest occupancy in subpart 781.3(5) will be exceeded.
 - (c) The vacation rental unit is served by a holding tank.

781.3. General requirements for all private/vacation home rentals

- (1) Noise levels shall not exceed the standards established in MN Rules, chapter 7030, or successor rules.
- (2) On-site parking area of sufficient size to provide parking for rental guests, their visitors, contracted cleaners or others expected at the site shall be provided on the premises for each use. The Zoning Administrator shall require a parking plan be submitted and approved consistent with the requirements of Section 707 of the Corinna Township Land Use Ordinance. Physical demarcations of the off-street parking areas may be required. All parking areas are subject to setback, impervious coverage and other limitations of the Township Land Use Ordinance.
- (3) Public streets and rights-of-way shall not be obstructed or otherwise create violations of Minnesota Statutes 160.2715, or successor statute.
- (4) The boundaries of the rental property shall be visually demarcated by signs, a fence, vegetation, landscaping, or other method as approved in the Interim Use Permit (if applicable), or if no interim use permit is required, or specific requirements are not identified in the Interim Use Permit, by the Township Zoning Administrator.
- (5) Overnight guest occupancy is the maximum number of overnight guests allowed at a private/vacation home rental without an interim use permit. Overnight guest occupancy shall

not exceed twelve (12) overnight guests or three (3) overnight guests per bedroom (whichever is less) unless an interim use permit has been granted.

- (6) The use of detached or temporary sleeping accommodations such as RVs, tents, fish-houses, campers or others to increase the overnight guest capacity shall be prohibited.

781.4. Rental Property Management and Notifications

- (1) The rental owner, operator, or manager shall designate a local contact/property manager who meets the following requirements:
 - (a) Is available 24 hours/day, 7 days per week.
 - (b) Can respond by phone within 30 minutes and in-person within 60 minutes of notification.
 - (c) Has administrative authority over the property and guests.
 - (d) Has knowledge of the vacation rental unit, the property, rental and Township rules, standards, and procedures.
- (2) The rental owner, operator, or manager shall provide the name and phone number of the contact/property manager in subpart 781.4(1) above to the Township and to all adjoining property owners within ten (10) days of approval of an interim use permit or submittal of their Township registration if no interim use permit is required. Any change of contact or contact information shall be noticed as above to the Township and neighbors within ten (10) days of the change.
- (3) The following information shall be provided to the Township and placed within the rental unit in a prominent location so as to be easily visible and read by the guests:
 - (a) The full name and phone number of the owner or operator
 - (b) The full name and phone number of the local contact person or local management agent
 - (c) Local emergency contact information (police, fire, ambulance – i.e. 911)
 - (d) Aerial image of the property clearly showing property boundaries, parking areas, shore recreational facilities, garbage receptacles, septic treatment system. A property survey may also be provided, if available.
 - (e) The maximum number of overnight guests allowed in the rental unit.
 - (f) The maximum number of parking spaces.
 - (g) Any applicable county or township ordinances governing noise, parking, pets, lakes (AIS laws, water surface zoning), or other applicable regulations.
 - (h) Information identifying the type of materials that should not be flushed down toilets or minimized in drains so as to preserve the functionality of the septic system.
 - (i) Any other information or specific handouts as provided by the Township
- (4) The total permitted overnight guest occupancy shall be included on all advertisements or web-based reservation service pages.

781.5. Sanitation

- (1) The private/vacation home rental shall be connected to a compliant subsurface septic treatment system (SSTS). The following shall be required:
 - (a) A current compliance inspection showing the system to be in compliance with State and local requirements shall be submitted to the Township.
 - (b) An operating permit and any applicable permit fee shall be required through the Township, which shall include a management plan that requires, at least once per calendar year by a state-licensed septic system maintainer, pumping of the septic tank, verification that any alarms, pumps and pump event counters are operational, verification that any septic tank filters are installed correctly and operational, and that all septic tank and inspection pipe covers are in place and functional. A report from the licensed SSTS maintainer detailing that the requirements of the management plan and operating permit have been met shall be submitted within 30-days of the work being completed. All such inspections and verifications shall be conducted when all components of the SSTS are visible.

505. CONDITIONAL USE PERMITS

505.1 Criteria for Granting Conditional Use Permits

In granting a conditional use permit, the Wright County Planning Commission shall consider the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding lands. Among other things, the County Planning Commission shall make the following findings where applicable.

- (1) That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity;
- (2) That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;
- (3) That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
- (4) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;
- (5) The use is not in conflict with the Policies Plan of the County; and,
- (6) That adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

505.2 Additional Conditions

In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may impose, in addition to these standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission considers necessary

to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to the following:

- (1) Increasing the required lot size or yard dimension.
- (2) Limiting the height, size or location of buildings.
- (3) Controlling the location and number of vehicle access points.
- (4) Increasing the street width.
- (5) Increasing the number of required off-street parking spaces.
- (6) Limiting the number, size, location or lighting of signs.
- (7) Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- (8) Designating sites for open space.

Any change involving structural alterations, enlargements, intensification of use, or similar change not specifically permitted by the Conditional Use Permit issued shall require an amended Conditional Use Permit and all procedures shall apply as if a new permit were being issued. The Wright County Zoning Administrator shall maintain a record of all conditional use permits issued including information on the use, location, and conditions imposed by the Planning Commission; time limits, review dates, and such other information as may be appropriate.

507. INTERIM USE PERMIT

507.1 Purpose

- (1) The purpose of an interim use permit is to allow a temporary use that is not otherwise prohibited, but is acceptable for a limited period of time subject to conditions set forth in this section. An interim use is granted to a particular individual or other applicant and does not accrue to the subject property.
- (2) An interim use is intended to allow a use that is presently acceptable but that, with anticipated development, will not be acceptable in the future, or will be replaced in the future by a permitted or conditional use allowed within the respective zoning district. Buildings and other improvements allowed by interim use shall be of a size and nature such that they can be easily removed from the property or will conform to zoning regulations for permitted or conditional uses should the interim use permit expire.

507.2 Criteria for Granting Interim Use Permits

In granting an interim use permit, the Township Board shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety and general welfare of occupants or surrounding lands. The criteria used for reviewing conditional use permit shall also be used when considering interim use permits, along with the following additional considerations:

- (1) The use will conform to the applicable zoning regulations, including any dimensional restrictions the regulations may impose on buildings or uses; and
- (2) The use will terminate upon a date or event that can be identified with certainty and/or clarity; and
- (3) The use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and
- (4) The use will be subjected to, by agreement with the property owner, any conditions that the Town Board deems appropriate in allowing the proposed interim use, including a condition that the owner will provide an appropriate surety to cover costs that would be necessary to eliminate the interim use from the property, including removal of buildings, equipment, restoration of the landscape to a suitable condition or other appropriate and necessary costs.

507.4 Termination of an Interim Use Permit

An interim use permit, except those relating to approved solar energy farms or solar energy systems, shall terminate upon the occurrence of any of the following events, whichever comes first:

- (1) Five (5) years from the initial approval of an interim use, unless a shorter time period is specified in the initial approval. After the initial approval period and if a renewal is approved by the Township, the interim use permit shall terminate upon the date or event stated in the permit approval; or
- (2) When the use has been discontinued for one year or more; or
- (3) When there is a change in ownership of the property of any kind, unless the Town Board approves such change in ownership as not substantially changing who is operating and/or managing the use and property. Such requests must be presented to the Planning Commission for a recommendation to the Town Board, but need not require a public hearing; or
- (4) Within 24 months of the date of an amendment to the Zoning Ordinance that no longer allows the use as an interim or permitted use.

507.5 Renewal or Amendment of Interim Use Permit

- (1) **Renewal:** An application to extend an interim use permit may be renewed within 24 months prior to the date or event upon which it is to expire. The application shall be processed and administered as if it were a new application. Should such application to renew be denied, the applicant shall be allowed to continue the use until the expiration of the interim use permit provided all conditions of the original approval are being met. If the application to renew is approved, the Township shall specify a new date or event on which the renewed permit will expire. There shall not be a limit on the number of times an interim use permit may be extended. Application fees for renewal of an interim use permit shall be as established in the Township fee schedule.
- (2) **Amendment:** Any change in an approved interim use permit involving more than minor structural alterations, enlargement, intensification of use, or similar changes not specifically permitted by an interim use permit, as determined by the Zoning Administrator, shall require an amended interim use permit to be reviewed as if it were a new interim use permit.

507.6 Procedure

- (1) An application for an interim use permit shall follow the same procedures applicable to a conditional use permit, as outlined in this Ordinance.
- (2) The township hereby reserves the right, upon approval of an interim use, to inspect the premises in which an interim use is being conducted to ensure compliance with the provisions of this section or any additional conditions imposed.

741. RULES AND DEFINITION OF HOME EXTENDED BUSINESS

- (1) Business must be located on the homestead of the business operator.
- (2) No more than one employee in addition to the owner/operator and family members residing at the homestead.
- (3) All work and work related items shall be kept in an enclosed structure. In very limited circumstances, the Planning Commission may allow for the storage of items in a fully enclosed fence. Trees, plants, and bushes do not qualify as fencing; but these items may be required as part of an overall landscaping plan.
- (4) Shall provide two (2) parking spaces per employee or one (1) space for each 400 square feet of building area, whichever is greater.
- (5) Excessive noise levels are prohibited (that which may be considered a nuisance, L10 at 55 dBA decibels as regulated by NPC regulations).
- (6) Lot coverage must comply with all zoning standards.
- (7) Site must be capable of supporting on-site sanitary facilities; sewer and water.
- (8) All effluent consisting of any liquid, gaseous, or solid waste substance resulting from any process of manufacturing (i.e. sewage or industrial waste) shall not be discharged into the soil, water or air unless it is at a location determined appropriate by the Planning Commission, Planning Staff, and/or Pollution Control Agency.
- (9) The operator must properly dispose of all waste including but not limited to garbage, decayed wood, sawdust, shavings, bark, lime, sand, ashes, oil, tar, chemicals, offal, and all other substances.
- (10) Working hours shall be set by the Corinna Township Planning Commission.
- (11) A business sign shall be permitted which is no larger than 35 square feet; it may not be illuminated.
- (12) If located on a Township road and determined necessary by the Town Board, a letter of agreement containing any dust control measures determined necessary by the Township shall be provided prior to issuance of the Conditional Use Permit and renewed annually (January 1st of every year).
- (13) All posted road limits shall be obeyed.
- (14) Distance from building to next residence shall be at least 500 feet.
- (15) Must be outside of platted areas.

- (16) Building shall be no larger than 2,000 square feet.
- (17) After four (4) founded nuisance or permit violation complaints have been made and verified with written notice to the holder of the Conditional Use Permit or at any time upon the written request of the Town Board a hearing shall be called to re-consider the Conditional Use Permit within 60 days.
- (18) Building must conform to present buildings and to neighborhood.