

Chapter 180. Zoning

Article V. Supplementary Regulations

§ 180-56.4. Short-term tourist rentals.

[Added 4-17-2012]

Where allowed, short-term tourist rentals shall meet the following requirements:

- A. The owner of a dwelling unit to be used for a short-term tourist rental shall apply and receive a zoning permit and/or a conditional use permit from the Planning Department prior to utilizing the dwelling unit as a short-term rental. The permit shall be reviewed by planning staff on an annual basis to ensure compliance with the performance standards listed in this section, along with all conditions placed on the conditional use permit, if applicable. Warren County may revoke a permit for repeated noncompliance with these performance standards.
[Amended 11-18-2014]
- B. The maximum number of occupants in the dwelling unit shall be determined according to permit approval received by the Warren County Health Department; however, the maximum number of occupants shall not exceed 10.
[Amended 11-18-2014]
- C. Parking for the use shall be located in driveways or other designated and approved parking areas. The parking of vehicles is prohibited in or along all rights-of-way and in yards.
- D. Property boundaries, or limitations within the property's boundaries where transients are allowed, must be clearly marked at all times.
- E. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.
- F. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the Uniform Statewide Building Code; and a carbon monoxide detector must be installed on each floor in every dwelling.
[Amended 11-18-2014]
- G. The owner of a dwelling used for short-term tourist rentals shall give the county written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards upon a twenty-four-hour notice.
- H. A property management plan demonstrating how the short-term tourist rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers shall be provided to County staff, public safety officials and, if applicable, the HOA/POA of the subdivision. The plan must be provided as part of the rental contract.
[Added 11-18-2014]

- I. If the property is located within a subdivision governed by a homeowners' association/property owners' association, the Planning Department must receive a recommendation of approval or disapproval from the HOA/POA to operate the short-term tourist rental.
[Added 11-18-2014]
- J. The short-term tourist rental shall have a "land line" with local phone service. The phone number servicing the short-term tourist rental shall be included in the property management plan.
[Added 11-18-2014]
- K. The owners of the tourist rental shall provide an emergency evacuation plan for the dwelling and the neighborhood.
[Added 11-18-2014]
- L. A copy of Chapter **123** of the Warren County Code relative to noise must be provided at the short-term tourist dwelling.
[Added 11-18-2014]
- M. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation as described in Warren County Code § **180-63**.
[Added 11-18-2014]
- N. All outdoor burning shall be in compliance with Chapter **92** of the Warren County Code.
[Added 11-18-2014]
- O. There shall be a minimum of 100 feet from the short-term tourist rental to all neighboring residences.
[Added 11-18-2014]