

Planning Commission 5/15/2014 Recommendation

Blue Text- Planning Commission Recommendation

Green Text- Staff Recommendation

Vacation Home Rentals shall meet the following requirements:

- A. A zoning permit is required from the Office of Building and Zoning.
- B. ~~There must be a smoke detector and a carbon monoxide detector in each bedroom and in any other location required by the Building Code.~~ A smoke detector and a carbon monoxide detector shall be present as required by the Building Code.
- C. There must be at least one off-street parking space for each bedroom and no on-street parking will be allowed.
- D. The access driveway shall have a minimum clearance of 12 ft. wide and 12 ft. in height and in condition to accommodate emergency services vehicles and equipment.
- E. Each Vacation Home Rental must have a local manager who possesses the authority and ability to promptly address and correct any violations of the conditions, use requirements, and/or limitations applicable to the Vacation Home Rental. The name, address and telephone number of the local manager shall be registered with the Building and Zoning Office. Contact information for an alternate local manager shall be registered with the Office of Building and Zoning in the event the local manager is not available. While the Vacation Home Rental is being rented, the local manager, or alternate, shall be available twenty-four hours a day, seven days per week for the purpose of responding to complaints regarding the condition, operation, or conduct of occupants of the rental or their guests. The local manager or alternate shall be able to arrive at the Vacation Home Rental within ~~forty-five-ninety~~ (4590) minutes during the rented periods.
- F. Vacation Home Rentals must be provided with a working land line telephone. The name, address and telephone number of the local manager, and alternate, shall be posted near the required land line telephone along with the full address of the property, instructions to "Dial 911 for police, fire or health emergencies" and the addresses and telephone numbers for Rappahannock General Hospital and Riverside Tappahannock Hospital.
- G. A description of the Vacation Home Rental boundary lines shall be clearly identified and shall be available to the occupants of the Vacation Home Rental.
- H. Each Vacation Home Rental must undergo an inspection by the Building Official and may not operate until safety deficiencies are corrected. The cost of such inspection shall be paid by the owner pursuant to the County's adopted fee schedule. If a Certificate of Occupancy (CO) has been issued from The Office of Building and Zoning

Planning Commission 5/15/2014 Recommendation

within the past five years, an inspection is not required.

- I. Recreational vehicles such as campers, travel trailers and motor homes may be parked on the property but may not be used by guests for living quarters during their stay at the Vacation Home Rental.
- J. Guests' pets must be under the control of their owners at all times.
- K. Arrangement for trash/garbage removal shall be established prior to any rental.
- L. Total Overnight occupancy shall be limited to two (2) persons per bedroom on the individual septic/sewer plus two (2) additional persons per residence. In no case may the overnight occupancy of a Vacation Home Rental exceed fourteen (14) people.