

AN ORDINANCE TO AMEND CHAPTER 180 OF THE WARREN COUNTY CODE (ZONING ORDINANCE) TO AMEND THE SUPPLEMENTARY REGULATIONS FOR SHORT-TERM TOURIST RENTALS.

BE IT ORDAINED BY THE WARREN COUNTY BOARD OF SUPERVISORS that Section 180-56.4 of the Warren County Code (Zoning Ordinance) be amended and re-ordained as follows:

Chapter 180. Zoning  
Article V. Supplementary Regulations  
§180-56.4. Short-term tourist rentals

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

A. Upon approval of a conditional use permit by the Warren County Board of Supervisors, ~~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~~ **certificate of zoning** 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.~~ **There shall be no visible evidence of the conduct of such short-term tourist rental activity other than one nonilluminated identification sign. Maximum sign area: four square feet.**

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 ~~approved by Planning Department staff~~ as part of the ~~permitting process to the Planning Department~~ **initial conditional use permit application**. The plan shall include local points of contact **primarily located within 30 miles of the property used for short-term rentals** available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. **The plan shall include an emergency evacuation plan for the dwelling and neighborhood**. 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. **A copy of Chapter 123 of the Warren County Code relative to noise must be provided at the short-term tourist rental dwelling.**

[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.~~ **request comments and any recorded restrictive covenants which expressly prohibit short-term tourist rentals from the HOA/POA as part of the conditional use permit process.** [Added 11-18-2014]

J. The short-term tourist rental shall have a "land line" with local phone service **if such service is reasonably available. If "land line" service is not reasonably available, the short-term tourist rental shall have some other form of telecommunication that is able to place and receive telephone calls and which is capable of providing Enhanced 911 (E911) 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] **Outdoor burning and use of fireworks by transient guests shall be prohibited.**

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] **The discharge of firearms and hunting on the property by transient guests shall be prohibited.**

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] **The use of All-Terrain Vehicles (ATVs) by transient guests on the property and on state, county, and subdivision roads shall be prohibited.**

N. ~~All outdoor burning shall be in compliance with Chapter 92 of the Warren County Code. [Added 11-18-2014]~~ **No short-term tourist rental activity shall take place on the property until the owner has registered for a business license and transient occupancy tax account with the Commissioner of the Revenue.**

O. There shall be a minimum of 100 feet from the short-term tourist rental to all neighboring residences. [Added 11-18-2014]

**P. Failure to comply with the approved conditions and/or supplementary regulations will subject the permit to revocation procedures as described in Warren County Code § 180-63. The Planning Department shall investigate any alleged violation of the approved conditions and/or supplementary regulations within a reasonable period of time upon receipt of a complaint.**