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 **Sec. 14.02.081 Conditional use permits... {“Short-Term-Rental Licenses”}**

**(Also Reference: Article 4.09 Short-Term Rentals)**

(7) **Short-term rentals.** For any rental of a residence for less than thirty (30) days, where permitted, a property owner who desires to rent his/her residential property, whether leased directly or subleased through another party, shall comply with the following criteria and conditions:

(A) An applicant shall submit an application for a short-term rental zoning permit using a format and method developed by the City of Jonestown. A conditional use permit zoning change fee as provided in the fee schedule shall accompany the application.

(B) An application for a short-term rental zoning permit shall be accompanied by a site plan showing the location of all parking places to be made available to short-term rental tenants and a copy of the lease the applicant will require of each short-term rental tenants, which lease shall include the following:

(i) Specification that short-term rental tenant(s) agree(s) to comply with all applicable city ordinances and state laws applicable to occupancy of the short-term rental property;

(ii) Specification that short-term rental tenant(s) shall park vehicles only in such locations allowed under the short-term rental permit and include a listing of those specified in paragraph (C) below;

(iii) Specification that the short-term rental tenant(s) shall comply with any applicable city requirement related to the parking of particular vehicles, including boats, travel trailers, and recreational vehicles[:;]

*NOTE 1: Per Item Z below the following Hollows POA DCCR restrictions apply:*

- *The parking of boat trailers and all recreational vehicles, on or along private or public roads, shared driveways, or on unpaved natural or landscaped areas is prohibited.*
- *Cars and trucks are not permitted to park overnight on public and private streets or along shared driveways*
- *Cars and trucks are permitted to park within the bounds of the rental property on private driveways, within garages., or in designated common parking spaces*
- *Golf carts must be parked out-of-sight when viewed from the street or common driveway*

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(iv) Agreement by the short-term rental permittee and tenant(s) to indemnify and hold harmless the City of Jonestown in connection with the city's inspection of the property and other performance actions pursuant to the city's regulation of short-term rental properties.

(C) Parking by short-term rental tenants or their guests shall be limited to the ~~right-of-way abutting the rental property and~~ to the garage and driveway on the rental property and shall not encroach upon or obstruct ingress and egress to the surrounding adjacent properties *See NOTE 1 above*. No other parking of vehicles by occupants or guests outside of the property lines of the premises for which the short-term rental permit has been issued shall be allowed except for off-premises parking spaces which have been set aside, reserved and signed for short-term rental tenant(s) which has first been shown on a zoning development plan which has been approved by the council, [.]

(D) Initial permits shall be issued for an initial term of one (1) year and shall be subject to revocation during such initial term or at the end of same subject to a review of the short-term rental's operation history, receipt of complaints related to activities on the property, police calls to the property, or other factors which, in the opinion of the city administrator or his or her designee indicated that extension of the short-term rental permit is not in compliance with ordinances, rules and procedures that have been promulgated in the best interest of the city. In the event that the city receives a complaint or the city administrator or his or designee determines that the permit should be revoked or should not be extended beyond its initial term, at least ten (10) days' written notice shall be given to the permittee of such decision, and a hearing shall be scheduled before the planning and zoning commission on the issue of whether such permit should be revoked or not extended. In the event that review of the short-term rental's operation history reveals no issues of concern, or in the event that the planning and zoning commission recommends that the short-term rental permit may be extended, such permit shall be renewed for a period of time, not to exceed one year, provided that the permittee obtains and maintains in good standing a short-term rental license and pays a license renewal fee as provided in the fee schedule. The city shall notify property owners within 200 feet of the permitted property of any request for CUP zoning for short-term rental or any request for reinstatement of a short-term rental zoning permit which has been revoked, and shall keep a list of permitted properties on file and available to the public.

(E) Only property owners may apply and only one (1) permit shall be issued to an applicant per residential property [.]

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- (F) An application for a short-term zoning rental permit shall be limited to one permit per subject property. Any accessory structure, barns, shed or other structure suitable for use for short-term rental purposes shall be the subject to and comply with all ordinances and standards for said structures.
- (G) Only the owner of a property may apply for and receive a short-term rental zoning permit. Renters and lessees of residential property are not eligible to apply for or receive a short-term rental zoning permit.
- (H) At the time of application for a short-term rental zoning initial or renewal permit, the owner must provide proof of ownership of the property, certify by written statement that the home to be rented is not the subject of any outstanding city code or state law violation that the owner is aware of, and must provide proof of an on-site septic system permit or wastewater connection for the home to be rented.
- (I) At the time of application for a short-term rental zoning initial or renewal permit, the owner must provide contact information for the manager of the short-term rental property.
- (J) Prior to issuance or renewal of a short-term rental zoning permit, the owner shall allow an on-site inspection by city inspectors to ensure compliance with applicable building, fire and health codes.
- (K) Short-term rental zoning permit holders shall comply with, and ensure that their tenants comply with, all applicable city ordinances and state laws for the protection of the health, safety and welfare of the public.
- (L) Short-term rental zoning permits are not transferable between properties or to future owners of property. Each new owner of property must apply for a short-term rental zoning permit to rent property under the short-term rental guidelines. A permit holder shall inform the city within seven (7) days if the property is sold to a third party. The permit shall become invalid immediately upon closing of the sale or upon other transfer of ownership.
- (M) Recreational vehicles and trailers may not be utilized as short-term rental properties.
- (N) Functions such as weddings, parties or other type gatherings at the short-term rental shall be prohibited.
- (O) The minimum rental period for a short-term rental shall be two (2) consecutive nights.
- (P) No more than fifteen (15) people can be at the residence at any given time.

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(Q) Occupancy of short-term rentals shall be based on the number of bedrooms in the residence, i.e., 1 bedroom = 4 persons; 2 bedrooms = 6 persons; 3 bedrooms = 8 persons; 4 bedrooms = 10 persons. Overnight occupancy of a short-term rental shall be limited to a maximum of ten (10) persons.

(R) No noise before 9:00 a.m. or after 10:00 p.m. which can be heard at the residence closest to the short-term rental is allowed.

(S) No live music before 1:00 p.m. or after 10:00 p.m.

(T) No outside activities are allowed after 10:00 p.m.

(U) No firepits shall be allowed.

(V) An advertisement of the short-term rental use shall not be displayed on the property. The only permitted signage on the property shall be the street number of the residence.

(W) If any complaints have been lodged against the property during the initial or subsequent permit period, the short-term rental zoning permit shall be referred to the city administrator, or his designee, for review and consideration for revocation.

(X) The property owner must comply with and pay any amounts required by state hotel occupancy tax laws and any ordinance of the city requiring the payment of hotel occupancy tax. A short-term rental zoning permit under this section shall not be renewed if the property owner fails to comply with the state hotel occupancy tax laws or city ordinance.

(Y) Any complaints related to the operation of a short-term rental, including but not limited to complaints concerning noise, garbage, parking and disorderly conduct by guests, shall be reported to the City of Jonestown community development department and reviewed at the time of the short-term rental zoning renewal application.

(Z) No permit shall be issued for residential property subject to deed restrictions or rules promulgated by a home or property owners' association prohibiting short-term rental use. **For properties subject to home or property owner association deed restrictions, or similar regulations that do not prohibit short-term rental use, short-term rental tenants shall comply with other applicable home or property owner association regulations.**