

Errata # 14 Amend Article 6 to add Short Term Rentals and Article 5 Permitted Uses: add Short Term Rentals in A, R3 zonings as a Conditional Use.

****** A Fee needs to be established for these licenses******

Short Term Rentals

A. Location Allowed/Prohibited

Short Term Rental are prohibited in all zoning districts, except where specifically allowed as a conditional use.

Nothing contained in this Chapter shall be construed to prohibit motels, hotels, inns and other commercial lodging uses from being located in commercial zoning districts or where otherwise specifically allowed.

B. Tenancy

The maximum time period a Short Term Rental may be rented is seven (7) days, and the maximum number of such 7 day rentals in a calendar year is fifty-two (52). No Short Term Rental may be rented more than once during the same 7 day period, and 7 day rental periods shall not overlap.

C. Regulations Applicable to Short Term Rentals

In addition to the licensing requirements and other requirements set forth herein, the following regulations apply to Short Term Rentals:

- Annual Inspection: The property must be inspected each year by the Walton County Building Inspection Department prior to the issuance of a license for a Short Term Rental; All ADA guidelines will be required.
- Parking: Off street parking is required for every Short Term Rental. One (1) paved off-street parking space is required per room qualifying as a bedroom for Short Term Rentals. To qualify as a parking space, the minimum dimensional requirements must include a useable rectangular area of nine (9) feet wide by twenty (20) feet long, exclusive of any other area counted as a parking space. The number of vehicles allowed during a Short Term Rental tenancy shall not exceed the number of parking spaces available on the property. For the purposes of this ordinance, any type of trailer, boat and/or recreational vehicle shall also be counted as one vehicle, separate from the vehicle used to transport the trailer, boat and/or recreational vehicle;
- Traffic: Daily vehicle trips to any property qualifying as a Short Term Rental shall not exceed ten (10) average daily trips;
- Trash: All trash must be disposed of properly in county dumpsters. No trash may be disposed of on the property. If curbside trash pickup is available, a limit of three (3) rolling trash cans not to exceed sixty-five (65) gallons each may be utilized for property with a Short Term Rental. Use of commercial or roll-off dumpsters on a property with a Short Term Rental is prohibited;
- Demarcation of Boundaries: The property boundaries of every parcel with a Short Term Rental must be clearly demarcated with fencing or other means approved by the Director of Planning and Development;
- Fire Extinguishers: At least one (1) 10 lb. ABC fire extinguisher must be located on each level of the structure and must be clearly visible or marked with appropriate signage. Fire extinguishers must be certified annually by a licensed fire extinguisher company;
- Smoke Detectors: A smoke detector must be installed in each bedroom and on each level of the structure. All smoke detectors must be interconnected;
- Property Manager or Local Contract Person: All Short Term Rentals shall designate a local property manager. The local property manager shall be available 24 hours a day to respond to

tenant and neighborhood questions or concerns. Where a property owner lives within the same community as the Short Term Rental, the property owner may designate him/herself as the local contact person. The name, address and telephone number(s) of the local contact person shall be submitted to the Walton County Planning and Development Department, the Walton County Sheriff's Office, the Walton County Fire Department, and to the property owners located within a 300 foot radius of the property. The name, address and telephone numbers shall be permanently posted in the rental unit in a prominent location(s). Any change in the local contact person's address or telephone number shall be promptly furnished to each of these agencies and neighboring property owners as specified in this Section. If the local contact person is unavailable or fails to respond, the complaining or questioning party may contact the Walton County Sheriff's Office. The Sheriff's Office will then attempt to reach the local contact person. In cases where the Sheriff's Office is unable to reach the local contact person, the penalties as set forth in this Chapter shall apply.

D. License Required

All Short Term Rentals require an annual Short Term Rental License, in the form of an Occupational Tax Certificate. Short Term Rental Licenses are good for one calendar year. An applicant must apply each year and pay the license fee set by the Board of Commissioners. The license fee may not be pro-rated. Short Term Rental Licenses shall not renew, and an applicant must re-apply each year to continue operating as a Short Term Rental. Short Term Rental Licenses are non-transferable, and such licenses automatically terminate upon a change of ownership of the property on which a Short Term Rental is located.

E. Standards for Granting a License

The following standards shall be used to determine whether an application for Short Term Rental will be granted or denied:

- Applicant must prove ownership of the property;
- Short Term Rentals must be allowed in the zoning district in which the property is located. If Short Term Rentals are allowed in the zoning district as a conditional use, the applicant must have obtained such a conditional use permit before applying;
- Applicant must show compliance with requirements contained in this Chapter through inspection of books and records;
- Applicant must not have been convicted of a crime of moral turpitude within the 10 years prior to the application;
- Applicant must not have been convicted of violating any provisions of this Ordinance or the Walton County Code of Ordinances within 18 months of the application.

F. Violations

The use of property in violation of the provisions of this Chapter shall constitute a violation of this Ordinance, and the penalties shall be in accordance with Article 15 of the Walton County Zoning Ordinance. Additionally, any violation of this Chapter may result in the revocation of any Short Term Rental License issued hereunder.

If the property manager or local contact person is not able to be reached by the Walton County Sheriff's Office more than three times in any consecutive six month period, this shall be grounds for revocation of the Short Term Rental License.

PC ACTION 6/3/2021:

Errata #14 – Article 6 – Add Short Term Rentals and Article 5 Permitted Uses

This amendment is adding Short Term Rentals to Article 5 permitted uses so that they are allowed in the A (5-acre) minimum lot size and R3 as a conditional use.

Article 6 is being amended to add Short Term Rentals with guidelines.

Recommendation: John Pringle made a motion to recommend approval as submitted with a second by Wesley Sisk. Josh Ferguson opposed.