

Sec. 318 – Traveler Accommodations - Short-Term Lodging.

Section 318(a) – Traveler Accommodations and Short Term Lodging; Defined

Traveler Accommodations: Include establishments that provide lodging or short-term accommodations for travelers, vacationers and others, which may or may not have a resident “Innkeeper” or manager and may include such types as:

1. Hotels/ motels: a business establishment offering temporary lodging to the traveling public while away from their normal place of residence, and often including a restaurant as an accessory use.
2. Country Inn/ Bed and Breakfast Inn/Air B&B: A business establishment operated within a dwelling by the owner/ occupant (Innkeeper/Lodging Provider), offering temporary lodging and one or more meals to guests while away from their normal places of residences, and containing a limited number of guest rooms.
3. Vacation Rental Home/ Short Term Rental: A dwelling unit or portion thereof that can be rented from a Lodging Provider, or accessory dwelling unit that can be rented for a duration of occupancy of less than 30 days to a single party.
4. Recreational and Vacation Camp: Establishments primarily engaged in operating overnight recreational vehicle camps and parking areas, family vacation camps, hunting and fishing camps, and outdoor adventure retreats, that may or may not offer trail riding, white water rafting, hiking, and similar activities. These establishments provide accommodation facilities, such as cabins and fixed campsites along with RV and Travel Trailer parking spaces, and other amenities, such as food services, recreational facilities and equipment, and organized recreational activities. This includes Recreational Vehicle (RV) and travel trailer parking areas and primitive or prepared campsites/ campgrounds.
5. Rooming and Boarding Houses: a Dwelling within which a resident family, Lodging Provider or manager offers lodging or lodging and meals to two or more persons not under the resident’s parental or protective care in exchange for monetary compensation or other consideration.
6. Dormitories: A building used as group living quarters for transient workers, a student body or religious order or as an accessory use for a college, university, boarding school, convent, monastery or other similar training institution or facility.
7. Rental Agreements versus Tenant Leases: Renting lodging accommodations for a period of more than 24 hours and up to 30 days is classified as a short-term rental and subject to the requirements of this Section 318. Leasing to a tenant for a period of more than 30 days is not a short-term rental subject to the requirements of this Section 318. Renting a dwelling unit for a period less than 24 hours or for purposes other than traveler accommodation/ lodging may be subject to the requirements under the Temporary Events section of this Article.

Section 318(b) Hotels and Motels; requirements

This industry comprises establishments primarily engaged in providing short-term lodging in facilities known as hotels, motor hotels, resort hotels, and motels. The establishments in this industry may offer

food and beverage services, recreational services, conference rooms, convention services, laundry services, parking, and other services.

1. Restrictions and Requirements
 - a. Minimum lot size. Every lot containing a hotel or motel shall have an area of at least two acres.
 - b. Minimum setback. A hotel or motel shall have a minimum setback of 100 feet from any residential district.
 - c. Public safety access. Every hotel or motel building where guests are lodged must have a 25-foot wide corridor surrounding the building for nonexclusive access by public safety vehicles. The corridor must be separated from the exterior of the building by at least 20 feet, but not more than 50 feet.
2. Amenities for long-term stay. If any unit available for occupancy by a guest within the hotel or motel contains cooking facilities, the hotel or motel shall provide recreational amenities, such as a swimming pool, exercise equipment, dog park, or playground area.

Section 318(c) Bed and Breakfast and Country Inn Establishments; requirements

Housekeeping rooms, cabins and cottages: A private, owner-occupied residence may be operated by the owner as an Innkeeper/ lodging provider for a bed and breakfast inn, Air B&B or a country inn if the use is subordinate and incidental to the primary residence and meets the following requirements:

1. Use restrictions.
 - a. In an agricultural or residential zoning district, a bed and breakfast Inn may contain no more than 4 guest rooms. A country inn may contain from 4 to not more than 10 rooms. In an office or commercial zoning district, a bed and breakfast inn, Air B&B or a country inn may contain 19 or fewer rooms, all of which must be accessed from within the building.
 - b. A bed and breakfast Inn or Air B&B shall not contain restaurant facilities but may provide food service for transient guests only. A country inn may contain full-service restaurant facilities that provide meal services to guests and the general public.
 - c. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent. Individual rooms that are rented shall not contain cooking facilities.
 - d. Catering, parties, weddings, or special events are permitted in a country inn, but not in a bed and breakfast Inn or Air B&B.
 - e. The exterior appearance of the structure shall not be altered from its single-family character unless the changes are approved by the Board of Commissioners as a Special Use.
 - f. In an agricultural or residential zoning district, the owner of the bed and breakfast inn, Air B&B or country inn must reside on the property.
 - g. Maximum length of stay shall not exceed 30 days.
 - h. In all agricultural and residential zone districts, Short term rentals – Bed and Breakfast, Air B&B and Country Inn Establishments shall be considered a special use.

2. Site Restrictions.
 - a. No bed and breakfast or country inn facility may be established in an approved subdivision.
 - b. No parking area for guests is to be located closer than 25 feet to any residential property line.

Section 318 (d) Vacation Rental Homes; requirements

1. Short-term rentals including Tourist homes: AirBnB, HomeAway, VRBO, and Accessory dwelling units (ADUs) -- Generally.
 - a. In all agricultural and residential zone districts, Short term rentals shall be considered a special use and shall require an Occupational License from the County along with registration with the Clerk of the County for payment of the Motel Excise Tax by the lodging provider as required under Chapter 12, Article XI of the Code of Ordinances.
2. A license placard provided by the community development department must be prominently displayed on the front facade of the structure in a location clearly visible from the street during all periods of occupancy.
3. Sheds, garages, tents, and similar temporary or permanent structures that have not been granted a Certificate of Occupancy for habitation are not permitted for use as a short-term rental, nor are recreational vehicles permissible as short term rentals except as provided herein under Section 318(e) below.
4. Only one short term rental unit is allowed per property and only one party of guests are permitted per short term rental.
5. Use of the short-term rental for any commercial or social events on-site is prohibited.
6. The short-term rental shall appear as a residential dwelling from the street.
7. Short term rentals shall not adversely affect the residential character of the neighborhood nor shall the use generate noise, vibration, glare, odors, or other effects that unreasonably interfere with any neighbor's enjoyment of their property or residence.
8. Short term rentals shall meet all applicable zoning, building and fire codes.
9. Non-resident employees are prohibited.
10. Temporary short-term rentals must have an in-town property manager and emergency contact available at all times.
11. Temporary-short-term rental licenses allow a maximum 30 rental nights at one time.
12. Occupancy is limited to two guests per bedroom or a total of ten guests, whichever is less.

Section 318(e) Recreational and Vacation Camps including Recreational Vehicle (RV) and travel trailer parking areas and primitive or prepared campsites/campgrounds; requirements

This comprises establishments primarily engaged in operating overnight recreational vehicle camps and parking areas, family vacation camps, hunting and fishing camps, and outdoor adventure retreats, that may or may not offer trail riding, white water rafting, hiking, and similar activities. These establishments provide accommodation facilities, such as cabins and fixed campsites along with RV and Travel Trailer

parking spaces, and other amenities, such as food services, recreational facilities and equipment, and organized recreational activities.

1. Examples:
 - a. RV and travel trailer parking facilities and areas
 - b. Vacation or Fishing camps with RV and Trailer parking facilities and areas
 - c. Hunting camps with RV and Trailer parking facilities and areas
 - d. Outdoor adventure retreats with accommodation facilities
 - e. Primitive campsites (roughing-it) with minimal amenities up to prepared campsites that may include significant amenities or facilities (glamping)
2. Use Restrictions for RV Accommodations
 - a. For the purpose of applying these standards, two classifications of recreational vehicle park are established:
 - i. Overnight: is usually located along or near main highways, where recreational campers stop for only one night on the way to some further destination.
 - ii. Destination: is usually located at or near a scenic, historical or outdoor recreational area where recreational campers are attracted for extended stays of several days or weeks.
 - b. The following standards shall apply to recreational vehicle parks, based on classification:

Recreational vehicle park performance standards.		
	Overnight	Destination
Maximum camper stay	1 day	30 days
Minimum park size	10 acres	10 acres
Minimum recreational vehicle site area	1,000 sq. ft.	1,400 sq. ft.
Minimum recreational vehicle site width	20 ft.	20 ft.
Maximum density	20 sites/acre	sites/acre

- c. In any district where recreational vehicle parks are permitted, the applicant shall submit a layout of the park subject to the following conditions:
- d. Entrances and exits to recreational vehicle parks shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. Radii of curves and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with

trailers attached. A sight-distance triangle shall be provided at all entrances and exits to ensure no material impediment to visibility shall be created or maintained which obscures the view of an approaching driver. The Development Review Committee shall review and approve all intersection angles and radii of curves and shall establish the sight-distance-triangle requirements for each proposed recreational vehicle park, based on anticipated vehicle speeds and the site's slope and relief. No recreational vehicle or travel trailer park shall be located except with direct access to a county, state or federal highway, with minimum lot width of not less than 50 feet from the portion used for entrance and exit.

- e. No entrance shall be through a residential district, or shall it require movement of traffic from the park through a residential district.
 - f. The minimum lot area per park shall be 10 acres.
 - g. Spaces may be used by recreational vehicles provided they meet any laws and ordinances of the county and shall be rented by the day or week only, with a maximum rental period of 30 days. Rental spaces shall not be within 50 feet of the right-of-way line of any freeway, expressway, or street. Recreational vehicles shall be separated from each other and from other structures by at least ten (10) feet. Awnings fold out and expandable sides, or other extensions to the vehicle are considered to be a part of the vehicle for the purpose of measurement.
 - h. A certificate of approval from Douglas County Health Department is required.
 - i. Adequate outdoor lighting shall be located no more than every 200 feet along interior access roads.
 - j. All structures to be used in the design and development of RV parks shall be of permanent structures, meeting International Building Code requirements.
 - k. Accessory Uses.
 - i. Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to the operation of a recreational vehicle park are permitted as accessory uses, provided:
 - ii. Accessory uses and related parking shall be a maximum of 10% of the area of the park;
 - iii. Use is restricted to the occupants of the park; and
 - iv. No evidence of the commercial character of the accessory use shall be visible which would attract customers other than occupants of the park.
 - l. Year-round occupancy.
 - i. Any recreational vehicle or travel trailer park in which 50% or more of the spaces are intended, leased or sold for occupancy of 1 year or more shall meet the requirements of Sec. 336 as a manufactured home park.
3. Use Restrictions for Campgrounds, Camping Resorts and Primitive Campgrounds:
- a. All Campgrounds, Camping Resorts and Primitive Campgrounds require a special use approval prior to establishing the use.
 - b. The following items are specifically required to accompany the special use application:

- i. The area and dimensions of the subject tract or parcel,
 - ii. Topography across the tract,
 - iii. Number, location, design and layout of all campsites,
 - iv. Layout of interior roads and parking areas,
 - v. Location and size of all structures to be included in the development,
 - vi. Type and placement of screening or fencing
 - vii. Buffer zones,
 - viii. Landscaping,
 - ix. Placement of refuse containers and waste disposal sites,
 - x. Plan for park lighting;
 - xi. Water supply and system,
 - xii. Sewage disposal system,
 - xiii. Drainage plan,
 - xiv. Construction and design features of interior roads, parking areas and buildings,
 - xv. Existing vegetation and vegetation proposed to be retained.
- c. A permanent office structure shall be established to serve for on-site registration and as the office of the campground attendant.
 - d. All service buildings to be used in the design and development of campgrounds shall be permanent structures, meeting International Building Code requirements. Such service buildings may include restrooms, vending area, laundry and bathing facilities.
 - e. All structures shall be setback from shorelines or streams at least 200 feet
 - f. Minimum Area: Minimum area for a campground or camping resort shall be ten (10) acres.
 - g. Density: Maximum density within a campground or camping resort shall be 15 campsites per acre.
 - h. Access: There shall be no more than two access points from public roads, streets or highways into any campground or camping resort.
 - i. Buffer Zone: The outer boundaries of all campgrounds and camping resorts shall contain a fifty-foot buffer zone consisting of a landscaped greenbelt with coniferous tree and shrub plantings. No campsites shall be within 50 feet of the campground or camping resort outside boundary or within 200 feet of an adjoining residence.
 - j. Campsite Identification: All campsites within campgrounds or camping resorts shall be marked with permanent markers and numbered indicating each corner of the lot.
 - k. Campsite Dimensions: Campsites within a campground or camping resort shall have minimum dimensions of not less than 40 feet wide and 50 feet long and the corners of said sites shall be marked by permanent markers or stakes and numbered.
 - l. Campsite Sales Prohibited: Individual campsites within a campground or camping resort shall not be sold or transferred.
 - m. Restroom Facilities: The campground management shall provide toilet facilities for each sex. There shall be a minimum of one set of facilities plus additional facilities for each 15 campsites.

- n. Sewage System: An adequate and safe community sewage system or public sewers shall be provided in all campgrounds. Such systems shall be designed, constructed and maintained in accordance with the Douglas County Health Department and any other applicable state codes.
- o. Water Supply: An accessible, adequate, safe and potable supply of water shall be provided to all lots within campgrounds and camping resorts. Where a public supply of satisfactory quality and pressure is available at the boundary of the campground, connection shall be made thereto, and its supply shall be used exclusively. When a satisfactory public water supply is not available, a private community water supply shall be developed and used as approved by the Douglas County Health Department. Individual sources for each campsite shall not be permitted.
- p. Drainage: Every campground shall be located on a well-drained area not subject to intermittent flooding. The premises shall be properly graded to prevent the accumulation of storm or other waters that may create hazards to the health and safety of the occupants. No campsite shall be located in any area that is situated so that the drainage from any source of pollution can be deposited thereon. Exposed ground surfaces in all parts of every parking area shall be paved or covered with stone screenings or other solid material or protected with vegetative growth capable of preventing soil erosion and eliminating objectionable dust.
- q. Camping on Residential Lots Not Within Campgrounds or Camping Resorts: Camping on undeveloped lots which are not within campgrounds or camping resorts is not permitted.
- r. Parking: Every campsite shall be provided with at least one off-street parking space.
- s. Accessory Uses: Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to the operation of a recreational vehicle park are permitted as accessory uses, provided: that such establishments and their related parking areas shall not occupy more than 10% of the total campground area, shall be subordinate to the recreational character of the camp, and shall be located, designed and intended to serve primarily the needs of the campground occupants and no evidence of the commercial character of any accessory use shall be visible which would attract customers other than occupants of the campground.

Section 318(f) Rooming and Boarding Houses; requirements

A Dwelling within which a resident family, lodging provider or manager offers lodging or lodging and meals to two or more persons not under the resident's parental or protective care in exchange for monetary compensation or other consideration.

- 1. Restrictions and Requirements.
 - a. In a single-family residence in Residential Zone Districts, the portion of the dwelling licensed as an accessory short-term rental is limited to four bedrooms, and occupancy is limited to eight guests and shall require an Occupational License from the County.

- b. There must be at least one bedroom in the dwelling for the owner-occupant.
- c. The owner-occupant shall occupy the dwelling and be present during any short-term rental occupancy.
- d. Proof of owner-occupancy will be established by verification in the name of the applicant.
- e. In a commercial or office institutional district, Rooming and Boarding Houses shall have a resident manager (who may also be an owner) and shall be limited by the commercial, office, and institutional district development requirements in the lot and building standards Article of this UDC.

Section 318(g) Dormitories and Worker Camps; requirements

A building used as group living quarters for transient workers, a student body or religious order or as an accessory use for a college, university, boarding school, convent, monastery or other similar training institution or facility.

- 1. Restrictions and Requirements.
 - a. Dormitories or worker camps shall be considered a special use and shall require an Occupational License from the County.