

ARTICLE 9. LIMITED LODGING AND VACATION HOMES

Sec. 901. Purpose.

This ordinance was established to create the requirements and standards for limited lodging and vacation homes in Pike County, Georgia.

Sec. 902. General.

Limited Lodging and Vacation Rentals, as defined in this UDC, will require an approved special use permit in all residential zoning districts.

- A. The following conditions, regulations, and rules shall apply to all approved special use permits for Limited Lodging and Vacation Rentals: Vacation rentals, whether there is a primary owner in residence or not, shall not be permitted in accessory structures, non-habitable structures, nor temporary structures, such as recreational vehicles, tents, canopies, yurts, or similar structures.
1. Limited Lodging Vacation Rental facilities shall meet applicable International Building Code and International Fire Code regulations. For properties that are served by septic, Limited Lodging and Vacation Rental facilities shall meet applicable environmental health regulations.
 2. Limited Lodging Vacation Rentals may have a maximum of four (4) guestrooms or sleeping rooms that meet the International Building Code regulations.
 3. Maximum overnight occupancy for Limited Lodging and Vacation Rentals shall be up to a maximum of two (2) persons per sleeping room or guestroom, plus two (2) additional persons per property, up to a maximum of ten (10) persons, excluding children under two (2) years of age. The property owner shall ensure that all contracts and online listings and advertisements clearly set forth the maximum number of overnight guests permitted at the property.
 4. The maximum number of total guests and visitors allowed at any time in a single Limited Lodging or Vacation Rental shall not exceed the maximum overnight occupancy plus four (4) additional persons per property during the daytime, or fourteen (14) persons, whichever is less, excluding children under two (2) years of age.
 5. Only approved facilities, meeting current standards shall be used as a Limited Lodging or Vacation Rental. Only one (1) tenant shall be allowed on-site at any given time: Only one transient rental is allowed per parcel. Accessory dwellings shall not be used as a Limited Lodging or Vacation Rental or occupied by the owner while the facilities approved for the special use permit is being used as a Limited Lodging or Vacation Rental unless specifically authorized by the Board of Commissioners when approving the special use permit use.
 6. Parking shall be provided as follows:
 - a. Vehicles must be parked within the driveway, garage, or any other approved surface. No vehicles shall be parked on the State/ County right-of-way or along any roadway at any time.
 - b. A minimum of two (2) on-site parking spaces shall be available for Limited Lodging and Vacation Rentals. However, the owner of the property/facilities is responsible for providing sufficient parking to accommodate the guests. rooms.
 - c. Limited Lodging and Vacation Rentals larger than as provided in this Section are prohibited.

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- d. This maximum number of vehicles permitted for guests shall be clearly set forth in all rental agreements and in all online advertisements and listings.
 7. All activities associated with Limited Lodging and Vacation Rentals shall meet the general noise standards contained below. Quiet hours shall be from 10:00 p.m. to 8:00 a.m. The property owner shall ensure that the quiet hours and limits on outdoor activities are included in rental agreements and in all online advertisements and listings.
 8. Outdoor amplified sound, other than household speakers, shall not be allowed at any time associated with a Limited Lodging or Vacation Rental.
 9. Pets, if allowed by the owner, shall be always secured on the property. Continual nuisance barking by unattended pets is prohibited.
 10. Recycling and refuse storage bins shall not be stored within public view unless in compliance with neighborhood standards. Recycling and trash receptacles shall be returned to screened storage areas within 24 hours of trash pick-up.
 11. All Limited Lodging or Vacation Rentals operating within the County must have a local certified property manager, which can be the owner or other designated agent, who is available 24 hours per days, 7 days per week during all times that the property is rented or used on a transient basis. Certified property managers may be professional property managers, realtors, property owners, or other designated person who is a minimum of twenty-one (21) years of age.
 12. The owner of any Limited Lodging or Vacation Rental located behind a locked gate or within a gated community shall provide gate code or a lockbox with keys ("Knox Box" or similar) for exclusive use by local law enforcement and emergency services.
 13. Once a Limited Lodging or Vacation Rental is approved as a special use permit, a copy of these regulations shall be posted within the facilities. The owner shall post these standards in a prominent place within six (6) feet of the front door of the facilities and include them as part of all rental agreements.
 14. All online advertisements and/or listings for Limited Lodging or Vacation Rentals shall include the following:
 - a. Maximum occupancy, not including children under two (2).
 - b. Maximum number of vehicles.
 - c. Notification that quiet hours must be observed between 10:00 p.m. and 8:00 a.m.;
 - d. Notification that no outdoor amplified sound other than household speakers is allowed; and,
 - e. The name, address, and number of the local certified property manager.
 15. The owners shall pay all required County property taxes and fees.
 16. The owner shall register the local certified property manager and update any contact changes with the Department of Planning & Development, which will make said contact information available to local law enforcement and emergency services.
 17. The owner shall obtain a business license for said Limited Lodging and Vacation Rental and comply with all applicable provisions of this Code regarding occupational taxes.
 18. The owners shall pay a hotel/ motel occupancy tax for said Limited Lodging and Vacation Rental and comply with all applicable provisions of this Code.
 19. The owner may be required to pay personal property taxes for said Limited Lodging and Vacation Rental.
 20. Initial complaints on vacation rentals shall be directed to the local certified property manager identified in the business license or the County, as applicable. The certified property manager shall be available 24 hours during all times when the property is rented and shall be available by phone during these hours. Should a problem or arise and be reported to the certified property manager or the County, the property manager shall be responsible for contacting the tenant to correct the problem within 60 minutes, including visiting the site, if necessary, to ensure that the issue has been corrected. Failure to respond to complaints or report them to emergency officials shall be considered a violation of this section and shall be cause for revocation of the business license and special land use permit. If the issue reoccurs, the
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complaint will be addressed by the Director or Code Enforcement division who may investigate to determine whether there was a violation of a zoning, licensing, or special use permit condition. At the discretion of the Director, the special use permit may be scheduled for a revocation hearing with the Board of Commissioners, in compliance with all notice requirements. If the special use permit is revoked, a special use permit for a Limited Lodging or Vacation Rental may not be reapplied for or issued for a period of at least one (1) year. Additionally, a license for a Limited Lodging or Vacation Rental shall not be issued for a period of at least one (1) year upon the property as a result of the revocation of the special use permit.