

VILLAGE OF HOLLY

ORDINANCE NO. 457

An ordinance to amend Sections 157.008, 157.071(D), 157.130(A), 157.130(B) and 157.146(B) of Chapter 157 of Title XV of the Code of Ordinances concerning short term rental regulations.

THE VILLAGE OF HOLLY ORDAINS:

Section 1. Amendment of Section 157.008 of Chapter 157 of Title XV of the Code of Ordinances.

Section 157.008 of Chapter 157 of Article XV of the Code of Ordinances is amended to add the following definitions thereto:

Section 157.008 DEFINITIONS

Local Agent. An individual designed to oversee the short-term rental of a dwelling unit and respond to calls from renters, concerned citizens, and representatives of the Village. A property owner who meets these criteria may be the local agent.

Short Term Rental. A single-family dwelling which provides overnight accommodations for transient guests for compensation for a period of 14 days or less. This can include one room to the whole house.

Section 2. Amendment of Section 157.071(D) of Chapter 157 of Title XV of the Code of Ordinances.

Section 157.071(D) of Chapter 157 of Article XV of the Code of Ordinances is amended by adding thereto a new subsection (D)(10) to read as follows:

- (10) Short term rentals.

Section 3. Amendment of Section 157.130(A) of Chapter 157 of Title XV of the Code of Ordinances.

Section 157.130(A) of Chapter 157 of Article XV of the Code of Ordinances is amended by adding thereto a new subsection (A)(32) to read as follows:

- (32) Short term rentals.

Section 4. Amendment of Section 157.130(B) of Chapter 157 of Title XV of the Code of Ordinances.

Section 157.130(B) of Chapter 157 of Article XV of the Code of Ordinances is amended by adding thereto a new subsection (B)(31) to read as follows:

(B) List of specific requirements by use.

(31) Short term rentals.

- a. Must be operated entirely within the principal dwelling and not within any garage or accessory building located upon the premises, except for incidental storage in use of a residential type garage;
- b. Shall not have any exterior evidence, other than a permitted sign, to indicate that the residence is being utilized for any purpose other than that of a dwelling;
- c. Shall not involve alteration or construction not customarily found in a residential dwelling;
- d. Shall not constitute an annoyance or nuisance to adjoining residents by reason of noise, smoke, odor, electrical disturbance, night lighting, or the creation of unreasonable traffic to the premises;
- e. Must have a minimum of 100 square feet for each unit or 100 square feet for two lodgers and 50 square feet for each additional lodger;
- f. All operations shall maintain on the premises a guest register, and all guests shall be legibly registered, and such register is subject to inspection during reasonable hours by the Village Manager or his or her designee;
- g. All short-term rentals shall be reviewed/inspected on a bi-annual basis by the Zoning Administrator.
- h. Sufficient landscaping shall be used to screen adjacent residences from parking areas or any outdoor eating area.
- i. A sketch plan showing the floor plan shall be submitted for approval.
- j. Each short-term rental shall have a local agent as the primary contact on file with the Village. The local agent must live or maintain a physical place of business within 15 miles of the dwelling unit used for short-term rentals. A property owner who

meets these criteria may be the local agent. The Village shall be notified of any changes to the primary contact before such change occurs.

- k. A reference guide, provided by the Village, must be made available to all guests in a central visible location.
- l. A safety information sheet shall be provided regarding fire exits, available tornado shelter, the address of the property, and a local contact must be posted on the back of each sleeping unit door and exit.
- m. At least one fire extinguisher must be made available in the kitchen.
- n. Smoke detectors or fire alarms shall be interconnected at a minimum of one per floor. In addition, one smoke detector or fire alarm shall be installed in each sleeping unit.

Section 5. Amendment of Section 157.146(B) of Chapter 157 of Title XV of the Code of Ordinances.

Section 157.146(B) of Chapter 157 of Article XV of the Code of Ordinances is amended by adding short term rentals to the list of uses found therein and specifying the minimum number of parking spaces for that use, as follows:

<i>Use</i>	<i>Number of Minimum Parking Spaces, Per Unit of Measure</i>
Business and Commercial	
Short term rental	1 space per 3 people up to the maximum occupancy/capacity

Section 6. Effective Date.

This Ordinance shall take effect immediately upon publication.

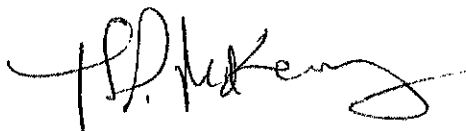
At a regular meeting of the Village of Holly Council held on June 11, 2019, adoption of the foregoing ordinance was moved by Kinnamon and supported by Musgrave.

Voting for: Shiel, Musgrave, Allsop, Kinnamon, Powers, McKenney

Voting against: None

Absent: Rankin

The Village President declared the ordinance adopted.



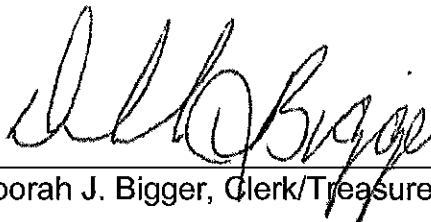
Thomas P. McKenney, President



Deborah J. Bigger, Clerk/Treasurer

CERTIFICATION

The foregoing is a true copy of Ordinance No. 457 which was enacted by the Village Council of the Village of Holly at a regular meeting held on June 11, 2019.



Deborah J. Bigger, Clerk/Treasurer