

Ordinance # 20-08-01

An ORDINANCE regulating short-stay rentals within the Village of Clifton.

WHEREAS the Village of Clifton is charged with regulating and enforcing the public peace, health, safety, welfare and morals of its residents consistent with the laws of the state of Ohio; and

WHEREAS, there exist current conditions regarding short-stay rentals in the Village premises, which have a negative impact on public peace, health, safety, and welfare of its residents; and

WHEREAS, the Village of Clifton wishes to set out its rules and regulations with regard to such matters,

NOW THEREFORE, BE IT RESOLVED by the council of the Village of Clifton:

SECTION ONE: Short-stay rentals in and adjacent to residential districts shall not infringe upon the right of neighboring residents to reasonable peaceful occupancy of their homes. Short stay rentals shall obtain a Village business permit and separate annual permits provided by the Village in any advertisement of the short stay rental.

SECTION TWO: A written management plan shall be submitted for approval as a part of the conditional use permit process. It shall include, at minimum, the proposed management structure, providing guests with information related to emergency exit routes, 24 hours a day seven days a week contact information, required guest rules and regulations, including for litter control, quiet hours, parking and proposed methods to enforce occupancy limitations and other requirements. A legible sign shall be placed adjacent to the front door (outside) clearly visible to the general public listing the maximum number of occupants permitted to stay overnight, the maximum number of vehicles allowed to be parked on site, and the name and contact information of the contact person. Quiet hours shall, at minimum, be from 10:00 pm. to 7:00 am., or as otherwise provided by the Village. The management plan may be modified with amendment to the conditional use permit.

SECTION THREE: The Property owner must clearly advertise the short stay rental as property owner occupied. This applies even in cases in which the short stay rental takes place in an accessory dwelling unit.

SECTION FOUR: Short stay rental facilities shall meet all applicable health, fire safety, and building codes. New, converted, or annexed short stay rental facilities shall be inspected by the Village of Clifton prior to operations. All short term rentals shall receive an annual permit from January 1st to December 31st under limited administrative review, documenting conformance with Village code and agreement to conform to all permits, licenses and permits. The international Fire, Residential, and Building Codes shall be applied at the time of permit for use.

SECTION FIVE: The property owner must live on site throughout the visitor's stay or have a local agent, who resides within the village corporate limits.

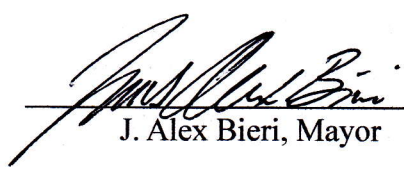
SECTION SIX: A short stay rental may only be offered in a space for human habitation. For example, a property owner may not rent a space in an accessory structure that is a storage shed or garage.

SECTION SEVEN: The maximum number of occupants permitted to stay overnight shall be two people for each bedroom, sleeping area or pull out couch, excluding children under the age of six.

SECTION EIGHT: Detached units with rooms are allowed. Accessory dwelling units may be allowed to be part of the short stay rental.

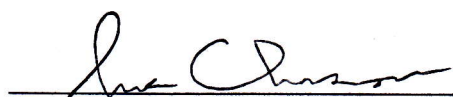
SECTION NINE: This Ordinance shall take effect and be enforced from and after its passage and approval by the Mayor and Village Council and posting for ten days.

Passed 3/8/2021



J. Alex Bieri, Mayor

Attest:



Sue Chasnov, Clerk-Treasurer