

Ordinance # 23-02-1

An ORDINANCE regulating short term 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 term rentals in the Village premises, which may have a negative impact on public peace, health, safety and welfare of its residents; and

WHEREAS, the Village of Clifton desires to have Business Owners who are fully invested in the wellbeing of the village; 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:

A SHORT TERM RENTAL means any dwelling that is rented wholly or partly for a fee for less than thirty (30) consecutive days by persons other than the permanent occupant or owner from which the owner receives monetary compensation.

Property owner of all Short Term Rentals must be a resident of the Village of Clifton.

Property owners are responsible to inform and ensure that the Village of Clifton Ordinances are upheld by the temporary occupants.

Short Term Rentals in and adjacent to residential districts shall not infringe upon the right of neighboring residents to reasonable peaceful occupancy of their homes.

When a property shares an entrance or driveway with a neighbor, a signed consent of understanding must be obtained from said neighbor.

SECTION TWO:

Short Term Rentals shall obtain an annual Village Short Term Rental Permit .

An application and a management plan shall be submitted for approval as a part of the conditional use permit process.

A Management Plan shall include at minimum:

- *Proposed management structure (ie Process for Management)
- *Proof of ownership of said property
- *Floor plan with square footage
- *Providing guests with information related to emergency exit routes
- *Plan for fire extinguishers and Fire/Carbon Monoxide alarms
- *24 hours a day, seven days a week contact information
- *Required guest rules and regulations
- *Litter Control
- *Quiet hours
- *Number of Parking Spaces
- *Proposed methods to enforce occupancy limits of duration
- *Plan to ensure that a guest does not overstay their contract
- *Provide Website address used for advertising and or booking
- *Address other concerns raised by the Village Council

A legible sign shall be placed outside, clearly visible to the general public with the business name, contact phone number available 24/7 and notice of quiet hours of 10pm to 7am, or as otherwise provided by the Village of Clifton.

SECTION THREE:

The Property owner must clearly advertise that the short term rental is property owner occupied. This applies even in cases in which the short term rental takes place in an accessory dwelling unit.

SECTION FOUR:

Short term rental facilities shall meet all applicable health, fire safety, and building codes. The international Fire, Residential, and Building Codes shall be applied at the time of permit for use.

New, converted, or annexed short term rental facilities shall be inspected by the Village of Clifton prior to operations.

All short term rentals shall receive an annual permit, under limited administrative review, documenting conformance with Village code and agreement to conform to all permits, licenses and permits. Such permit is non-transferrable.

SECTION FIVE:

The property owner or local agent must be accessible to the renter throughout the visitor's stay in order to care for needs that may arise in a timely fashion.

SECTION SIX:

A Short Term 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, bed, 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 term rental.

SECTION NINE:

Any need for parking generated by the use of the property as a Short Term Rental shall be in the driveway, garage or a parking area on the lot , except for short term parking of less than one hour.

SECTION TEN:

All Short Term Rental occupants shall abide by all applicable noise restrictions contained in the Village of Clifton Ordinance.

SECTION ELEVEN:

A permit may be revoked if there are three (3) or more complaints within a calendar year regarding violations to the Ordinance for Short Term Rentals.

Notification of alleged violations must be given in writing to the property owner.

There may be an appeal to the Village Council and council will consider a reinstatement.

A Short term Property owner with continued violations will be subject to a fine of \$100.00 and possible permanent revocation from future applications.

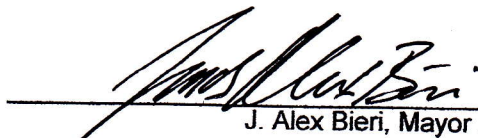
SECTION TWELVE:

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:

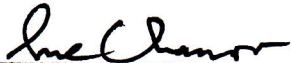
Date:

4/10/23



J. Alex Bieri, Mayor

Attest:



Sue Chasnov, Clerk-Treasurer