

EXHIBIT A

Sec. 26-88-120. Vacation Rentals.

- (a) **Purpose.** This section provides standards for permitting a vacation rental to ensure the use is compatible with and does not adversely impact surrounding residential and agricultural uses.
- (b) **Applicability.** This section applies to vacation rentals. Vacation rental means the tenancy of residential property for a term of 30 days or less that is subject to transient occupancy tax. This section does not apply to a hosted rental or a bed and breakfast inn.
- (c) **Permit and License Required.** A property owner must obtain a permit under this section and a vacation rental license under Chapter 4 Article VIII prior to operating a vacation rental. Operating a vacation rental includes allowing tenancy of a vacation rental, entering into a rental agreement or otherwise arranging tenancy, and advertising a vacation rental (e.g. online posting, social media, sign, flyer).
- (d) **Permit Term.** A vacation rental permit automatically expires upon sale or transfer of the parcel.
- (e) **Permit Requirements.** A vacation rental must conform to the following standards:
1. **Allowable Structures.** A vacation rental is only allowed in the following:
 - i. A detached single family dwelling unit.
 - ii. A detached single family dwelling unit together with its legally established guest house.
 2. **Restricted Structures.** A vacation rental is not allowed in the following:
 - i. A structure subject to a recorded governmental restriction, including covenants or agreements for an affordable housing unit, agricultural employee unit, farmworker housing, or a farm family dwelling.
 - ii. A structure on a parcel under a Land Conservation (Williamson) Act contract.
 - iii. A timeshare.
 - iv. Any dwelling unit on a lot created pursuant to Government Code § 66411.7 or local ordinance adopted to implement Government Code § 66411.7.
 - v. Any dwelling unit created pursuant to Government Code § 65852.21 or local ordinance adopted to implement Government Code § 65852.21.
 - vi. An accessory dwelling unit or junior accessory dwelling unit.

3. **Maximum Occupancy.** Maximum occupancy for a vacation rental is up to 2 guests per bedroom, plus 2 additional guests per property, up to a maximum of 12 guests, not including children under 3 years old.
4. **Wastewater Treatment Systems.** If a vacation rental is on a conditional or non-standard septic system, or a septic system with capacity limited by a voluntary repair, the maximum occupancy is equal to the design load of the septic system. Where no record exists showing size and capacity of the septic system, maximum occupancy is limited to 4 guests, not including children under 3 years old.
5. **One Vacation Rental per Parcel.** Only 1 vacation rental is allowed per parcel.
6. **Parking.** An applicant must demonstrate compliance with the following parking standards:

- i. Parking must be provided as follows:

Number of bedrooms in the vacation rental	Number of required parking spaces
1 or 2	1
3 or 4	2
5+	3

- ii. Required parking spaces must be provided on-site, except that 1 required parking space may be provided on-street.
- iii. Where there is no on-site parking the maximum occupancy is limited to 4 guests, not including children under 3 years old.
- iv. An on-site parking space must be at least 9 feet by 20 feet.
- v. On-street parking must conform to the Sonoma County Parking Regulations and the California Vehicle Code.
- vi. A vacation rental permit cannot be issued where there is no on-site parking or on-street parking within 500 feet of the parcel.