

# VACATION RENTALS

(SHORT TERM RENTAL / AIR BNB / HOMESTAY)

## WHAT IS A VACATION RENTAL?

A housing unit rented to tourists, vacationers, or similar transients.

Allowed in all Zoning Districts (Except for AI-Airport)

1 or 2 housing units



Less than 9,000 sf  
combined gross floor area



Rented for 2 - 29 days



## WHAT CAN YOU RENT?

Single or multi-family homes



Basement apartments



Garage apartments



Manufactured homes



## WHAT IS A VACATION RENTAL COMPLEX?

Allowed only in Zoning Districts: **BDM, R-3, NS, CS, EMP, PS, CR, OU**

Requires a Special Use Permit (See below)

1 or 2 units

More than 9,000 sf

combined gross floor area

-OR-

3 to 10 units



In common ownership

11+ units



Reviewed as a Hotel/Motel

## SPECIAL USE PERMIT REQUIREMENTS FOR A COMPLEX (3+rentals, or 1 or 2 rentals over 9,000 sf)



Review by the Board of Adjustment at a quasi-judicial public hearing



Development plan showing the details of the development



20 ft minimum distance between buildings



1 parking space required per 2 guest rooms



1 bathroom required per 4 guest rooms



Parking area screened with vegetation or solid fencing



1 freestanding sign allowed 10 SF max size

## SPECIAL USE REQUIREMENTS FOR A COMPLEX (3+ rentals, or 1 or 2 rentals over 9,000 sf)

The vacation rental complex must not:

- adversely affect the **health and safety** of persons residing or working in the neighborhood
- be detrimental to the **public welfare** or injurious to property or public improvements
- cause or **have adverse effects** on surrounding properties due to noise, vibration, odor, or glare effects

The complex must provide:

- satisfactory **ingress and egress** for the use and structures
- consideration for **pedestrian and automotive safety**, convenience, flow, and traffic control
- required off street **parking and loading areas**
- adequate and proper **utilities**, with reference to locations, availability, and compatibility
- correct **buffering** type, location, dimensions
- appropriately sized **sign and exterior lighting**, with regard to glare, traffic safety, economic effect, and compatibility and harmony with properties in the area
- **hours of operation** which protect and maintain the character of the neighborhood

# TRAVEL TRAILERS

(Park Models, RV's, Campers, Tiny Homes on Wheels)



**BUNCOMBE COUNTY**  
 NORTH CAROLINA  
**PLANNING & DEVELOPMENT**  
 (828) 250-4830 - PlanningInfo@BuncombeCounty.org  
 www.buncombecounty.org/planning

## WHAT IS A TRAVEL TRAILER?

A vehicle primarily designed as a temporary or seasonal dwelling for travel, recreation, or vacation uses.

Allowed in Zoning Districts:

R-3 PS CR OU



Lived in for 180 days or less per calendar year.



Trailers disconnected from utilities, tagged and road-ready, and not used as a dwelling are considered parked vehicles and are not subject to these requirements

## WHAT IS A TRAVEL TRAILER PARK?

A parcel of land designed and equipped for 3 or more travel trailers.

Special requirements or a SUP application apply (See below)

3 or more



Not permanently affixed to the ground or a foundation



No single trailer may be in the park for more than 180 days per calendar year.



Special Requirements in Zoning Districts:  
 PS CR OU

Conditional Use Permit required in District:

R-3

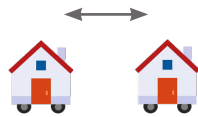
## SPECIAL REQUIREMENTS & SPECIAL USE PERMIT STANDARDS FOR PARKS



In R-3 zoned districts only: Review by the Board of Adjustment at a quasi-judicial public hearing



Site plan to include individual trailer pad locations



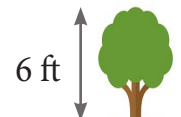
20 ft minimum distance between trailers



Minimum 4 feet wide evergreen tree or shrub buffer along property lines.



Commercial outdoor lighting standards apply.



6 ft Minimum height at maturity of buffer-plant types.



1 bathroom and shower required within a permanent structure



1 additional bathroom and shower per every 10 trailer spaces that do not have water and sewer connections.



Trash removal must be serviced at least once per week unless the park has been vacant for the entire week.



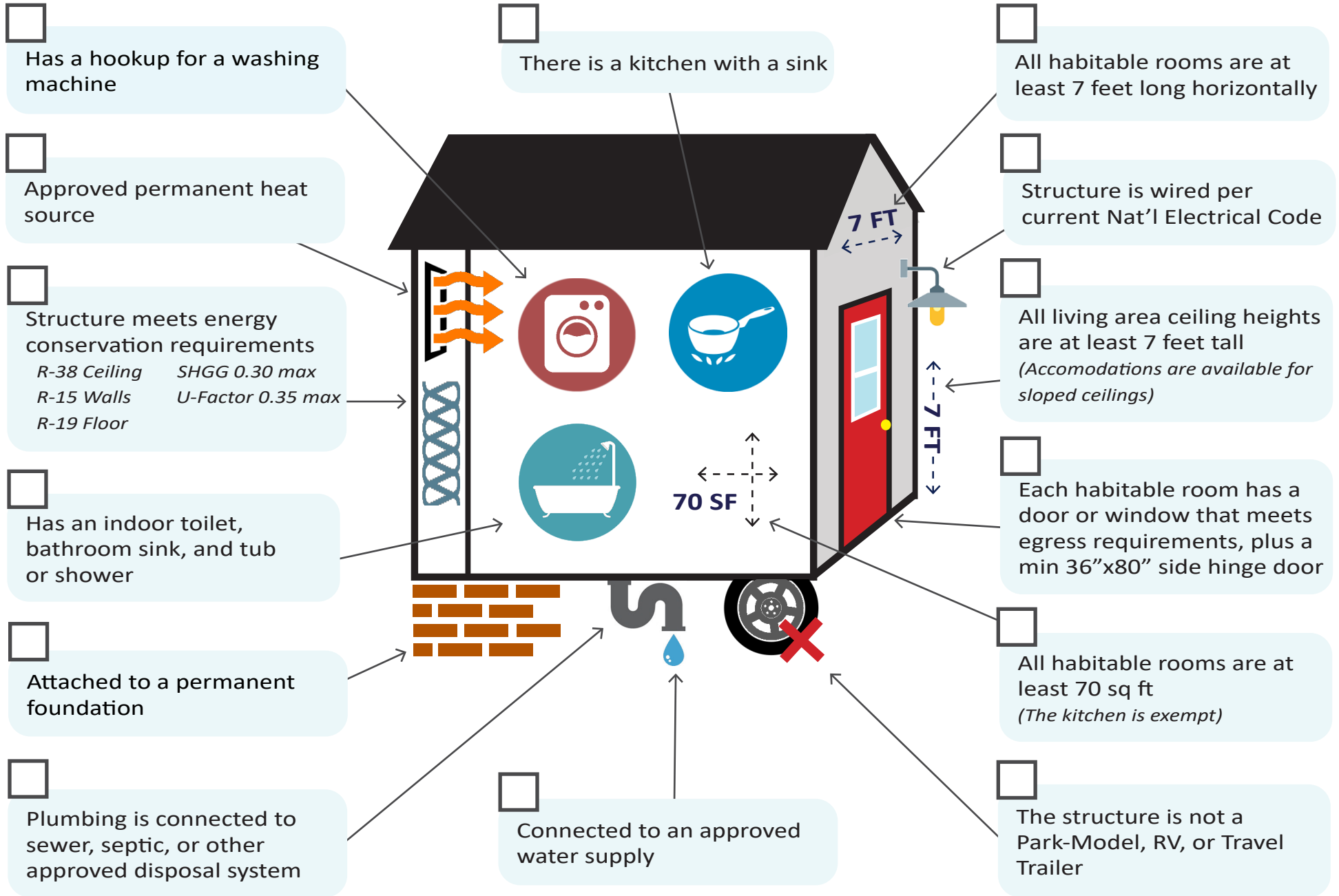
On-site dump stations or other approved containers sufficient for a weeks worth of trash and recycling. NCDEQ permit required. Minimum 20 ft from property lines



Fire Marshal approval of facilities for emergency medical and fire service access

# What is required for a structure to be 'habitable' for permitting?\*

*\*This brochure is provided for basic information only and is NOT comprehensive. Please refer to the NC State Building Code and permitting departments for full requirements.*



Has a hookup for a washing machine

There is a kitchen with a sink

All habitable rooms are at least 7 feet long horizontally

Approved permanent heat source

Structure is wired per current Nat'l Electrical Code

Structure meets energy conservation requirements  
*R-38 Ceiling SHGG 0.30 max*  
*R-15 Walls U-Factor 0.35 max*  
*R-19 Floor*

All living area ceiling heights are at least 7 feet tall  
*(Accommodations are available for sloped ceilings)*

Has an indoor toilet, bathroom sink, and tub or shower

Each habitable room has a door or window that meets egress requirements, plus a min 36"x80" side hinge door

Attached to a permanent foundation

All habitable rooms are at least 70 sq ft  
*(The kitchen is exempt)*

Plumbing is connected to sewer, septic, or other approved disposal system

Connected to an approved water supply

The structure is not a Park-Model, RV, or Travel Trailer