

## **Buncombe County, NC Zoning**

*Vacation rental* means no more than two single family homes with a combined total of no more than 9,000 square feet gross floor area which are rented for two (2) days or more to tourists, vacationers, or similar transients.

Permitted in all districts

(13) *Vacation Rental Complex or Rooming House*. Vacation Rental Complex and Rooming House standards shall be as follows:

- a. Frontage requirements. The development shall have access to a highway or road suitable for the scale and density of the development being proposed.
- b. Minimum distance between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the board of adjustment to ensure adequate air, light, privacy, and space for emergency vehicle access.
- c. Every dwelling unit shall have access to a public or private street, walkway or other area dedicated to common use, and there shall be provision for adequate vehicular circulation to all development properties, in order to ensure acceptable levels of access for emergency vehicles as approved by the Fire Marshal.
- d. Water and waste systems. Plans and accompanying documentation to ensure that the water and waste systems proposed for the development have been approved by the appropriate local and state agencies shall be submitted as part of this application.
- e. Parking. Preliminary plans shall included parking provisions adequate for the maximum number of guests proposed. Parking requirements shall be at least one space for each two proposed guest rooms. Such parking areas shall be visually screened with a vegetated buffer or fencing adjacent to any single family residential development.
- f. Signage. Freestanding signage shall be shown on the submitted plan and shall not exceed ten square feet in surface area. Only one freestanding sign is allowed.
- g. Bathrooms. One bathroom must be provided for every four guest rooms.
- h. Lighting. Outdoor lighting shall be shown on the submitted development plan and shall be harmonious with surrounding properties. Lighting shall not create glare or interfere with the relative enjoyment of surrounding properties.