

DRAFT STR PROPOSAL

Q1: What recommendations do you agree with?

Q2: What recommendations do you want to review as a Committee?

WHAT IS A SHORT-TERM RENTAL (STR)?

A single-family detached dwelling unit that is rented short-term for 2 - 30 nights is considered a STR in Buncombe County

WHERE ARE NEW STRS ALLOWED?

Type	Urban	Rural	3-10
Number of STR units allowed	1 to 2	1 to 2	3 to 10*
Zoning Districts	NS, CS, EMP, PS, CR	OU	NS, CS, EMP, PS, CR, OU

*A development containing more than 10 STRs is a Hotel

WHAT ABOUT MY EXISTING STR?

STRs, vacation rentals, and partial home rentals which were in continuous operation prior to adoption of this amendment are grandfathered, do not have to meet the new requirements, and may continue to operate as before.

A Zoning Permit, which must be renewed every two years, is required to document the grandfathered status, and the STR must be rented a minimum of 2 nights every two years.

NOTE: The following types of STRs cannot be grandfathered:

- Located in an illegal or non-habitable structure
- 3+ STRs on the same or adjacent lots, established after 2010, which did not receive a Special Use Permit approval

WHAT ARE THE STANDARDS FOR NEW STRS?

All newly created STRs must meet the following development standards



1 parking space required per 2 guest rooms



Parking areas of 5+ spaces, or projects of 3+ STRs must have vegetative screening from adjacent residential uses



50 miles
Distance that owner or operator must be located from STR when rented



20 ft
minimum distance between STRs on the same parcel of land



Each STR must have a complete bathroom connected to a legal wastewater system



1 freestanding sign allowed
10 SF max size



90 gallon trash can and recycling can for each unit, and weekly removal



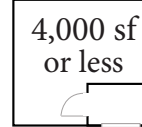
2 guests per bedroom
Max occupancy when STR is on a septic system



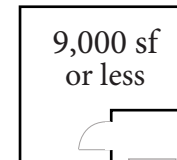
In a single-family detached home



10 guests
Max # of guests the STR occupants can bring to an event/gathering at the STR



STR max gross floor area on less than 1 acre lot size



STR max gross floor area on 1+ acre lot size



E-911 address and road name of STR must be prominently displayed on structure or driveway



Access road, driveway, and shared driveway standards apply

Additional standards for new STRs in the Open Use (OU) Zoning District

TYPES:
Rural
&
3-10



Minimum lot size for a STR in Open Use District

TYPE:
Rural



1 primary dwelling (long-term rental or owner-occupied) is required on site with the STR unit

APPLIES ONLY TO NEW STRS IN UNINCORPORATED BUNCOMBE COUNTY, NOT WITHIN THE CITY OR TOWN LIMITS

HOW CAN I BUILD 3 TO 10 STRS IN THE OPEN USE DISTRICT?

A Special Use Permit (SUP) is required to establish 3+ STRs on the same lot, or on adjacent lots, in the OU district



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



Development plan showing the full details of the development



Meet all development standards for STRs from the Zoning Ordinance



Meet SUP standards related to health and safety impacts, public welfare, adverse effects on surrounding neighborhood, access, traffic control, etc.

PROHIBITED LOCATIONS & TYPES FOR NEW STRS

Types of development:

- Manufactured Home Parks
- Multi-family housing
- Duplexes / Attached housing
- Community Oriented Dev.
- Planned Unit Development
- Density bonus development

Environmentally sensitive areas:

- Steep Slope Overlay
- Protected Ridge Overlay
- Conservation Subdivision
- Alternative Path Hillside

When not in an approved campground:

- Travel Trailers / RVs
- Tents
- Yurts / Domes / Etc.

Where not approved for human habitation:

- Sheds
- Accessory structures
- Structures built without permits
- Vehicles



Planning & Development Department

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