

THE TOWN OF
HIGHLANDS
ORDINANCE AMENDMENT

Pursuant to an affirmative vote of ___4___ yeas and ___1___ nays by the Board of Commissioners of the Town of Highlands at its regular meeting on the 19th day of September, 2024, and an affirmative vote of ___ yeas to ___ nays by The Board of Commissioners at its regular meeting on the ___ day of _____, 20___ if required, the following ordinances are hereby **AMENDED**:

Unified Development Ordinance of Highlands, NC (UDO)
Article 6 – Use Regulations, Sec. 6.5 – Commercial Uses,
Sec. 6.5.18 – Short-term rentals

(EXISTING CODE LANGUAGE IN BLACK & **PROPOSED AMENDMENTS I
N RED.**)

Sec. 6.5 – Commercial Uses

Sec. 6.5.18 Short-term rentals

Short-term rentals are hereby recognized as an independent use category within the planning jurisdiction of the Town of Highlands.

- A. Short-term rentals are permitted in the Zoning Districts identified in Sec. 6.2.2, Use Table, subject to the following standards:
1. Short-term rental overnight occupancy shall not exceed two persons per bedroom plus two (2) additional persons. Provided, however, the number of bedrooms permitted for a short-term rental shall not exceed the number of bedrooms approved for the dwelling in an improvement permit issued for the property or, if no improvement permit is available, not exceed the number of bedrooms listed on the property tax record card for the property. For properties served by a public wastewater system, overnight occupancy shall not exceed the lesser (i) two (2) persons per bedroom plus two (2) additional persons; or (ii) twelve (12) persons.
 2. Short-term rentals shall not be used for special events or gatherings in excess of the overnight occupancy limit.
 3. Occupants or guests of short-term rentals shall not park vehicles on the property other than within designated parking area(s) and all parking shall be in compliance with Chapter 7, Article IV of the General Code of Ordinances and Article 9 of this Unified Development Ordinance. Vehicles parked in public right-of-way so as to violate the Town's street or parking ordinances are subject to towing at the vehicle owner's expense.

4. Household trash shall be bagged and disposed of in Town-approved trash receptacles and short-term rentals shall otherwise comply with Chapter 12 of the General Code of Ordinances, Solid Waste Management.
 5. Occupants of short-term rentals shall at all times comply with the Town's Nuisance Ordinance, Chapter 8; and Noise Ordinance, Chapter 8, Article II of the General Code of Ordinances.
 6. The owner or operator, or an agent of the owner or operator, shall be fully responsive at any time that the property is used as a short-term rental to take and resolve complaints regarding operation of the short-term rental and its occupants and guests. The name and phone number of the owner, operator or an agent of the owner operator shall be conspicuously displayed inside near the main entrance of the short-term rental.
 7. There shall be no more than one (1) short-term rental contract governing a short-term rental during the same period of time the short-term rental is rented. Every contract for a short-term rental shall contain an addendum, in a form provided by the Town, setting forth the requirements of this Section and other applicable provisions of law. The operator shall obtain a signed acknowledgment from the renter(s) that they have received such addendum prior to delivering possession of the dwelling unit.
 8. Exterior signage is allowed in accordance with Sec. 13.4.1.C, Temporary Signs Allowed without a Permit.
- B. Notwithstanding anything in this UDO, short-term rentals in operation as of September 15, 2022 are nonconforming uses in the R-1 and R-2 zoning districts until September 15, 2027. After September 15, 2027, short-term rentals are not permitted in the R-1 or R-2 zoning districts, and all short-term rentals in those districts must be discontinued.
- C. Failure to comply with the standards and regulations as found in this Section may be enforced by the remedies and penalties in Article 15 of this ordinance.