

## EXHIBIT A

### Sec. 26C-325.10. Vacation Rentals.

A. **Definition.** Vacation rental means the tenancy of residential property for a term of 30 days or less that is subject to transient occupancy tax.

1. Excludes: Hosted rentals and bed and breakfast inns.

### B. Permits.

1. Required. Zoning permit and vacation rental license (Chapter 4 Article VII) required.
2. Exceptions. A vacation rental permit is not required until the parcel transfers ownership if the vacation rental was legally operated between October 26, 2018, and October 26, 2023, as demonstrated by payment of transient occupancy tax and additional documentation as required by the Department.

### C. Standards.

1. **Permit Term.** A vacation rental permit automatically expires upon sale or transfer of the parcel.
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 calculated using the number of bedrooms the septic system is designed to serve. 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.**
  - i. Parking spaces 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.