

Sec. 18-56. - Commercial land uses.

(s) *Vacation rental home.* A single-family detached dwelling unit made available to a single party for overnight, weekend, or weekly stays by paying guests which may or may not be owner occupied for part of the year. These uses may include timeshare units. Vacation rental homes shall adhere to the following listed regulations:

(1) *Permitted by right:* Village Center Zoning District, Abbey Springs Subdivision, and the Resort Business Subdistricts: The Abbey Resort, Abbey Ridge, and Abbey Villas; permitted as conditional use in the Neighborhood Business and Community Business Zoning Districts.

a. *Land use requirement:* Vacation rental homes shall only be located as a commercial land use within a single-family detached dwelling unit as defined in subsection 18-55(a).

b. *Annual village license required:* Each vacation rental home shall operate only during the valid period of an annual Village of Fontana vacation rental home license for each calendar year. Operating a vacation rental home without a current version of a valid license shall be considered a violation of this zoning ordinance, and subject to the penalties of section 18-257. The following information shall be provided on an annual basis, prior to issuance of said annual Village of Fontana vacation rental home license:

1. Completed Village of Fontana vacation rental home application, which included the property owner name, address, and phone number; the designated operator's name, address, and phone number; and the period of operation;
2. A current floor plan for the vacation rental home at a minimum scale of one-inch equals four feet, and site plan of the property at a minimum scale of one-inch equals ten feet showing on-site parking spaces and trash storage areas;
3. General building code inspection by village, and submittal of official building code inspection report with no outstanding compliance orders remaining;
4. Fire code inspection by village, and submittal of official fire code inspection report with no outstanding compliance orders remaining;
5. Proof of valid property and liability insurance for the dwelling unit;
6. State of Wisconsin tourist rooming house license;
7. Seller's permit issued by the Wisconsin Department of Revenue;
8. Village of Fontana room tax permit; and
9. Payment of an administrative fee, set annually by the village board, to cover the costs to the village for administering the above.

The Village of Fontana vacation rental home license shall be issued with the completion of the above requirements.

c. *Property management requirements:* Each vacation rental home shall be managed consistent with the following requirements:

1. Similar facilities in which single-family detached homes are available for a minimum seven consecutive days, and up to 180 days, are a different land use that fall within the tourist rooming house land use category. See subsection 18-64(x).
2. The maximum number of occupants shall not exceed the total number licensed by the State of Wisconsin or two per bedroom plus two additional occupants, whichever is less.
3. The vacation rental home shall be operated by the property owner or by a property manager explicitly designated in the valid Fontana vacation rental home as the "designated operator".

4. The property owner's and the designated operator's names, addresses, and 24-hour phone numbers shall be provided in the Village of Fontana vacation rental home application and shall be updated within 24 hours upon any change in the property manager or the property manager contact information.
  5. The designated operator must reside within, or have their business located within, 25 miles of the vacation rental home parcel.
  6. The designated operator must be available by phone 24 hours, seven days a week, during the period of operation designated in the Fontana vacation rental home application.
  7. Each vacation rental home shall provide and maintain a guest register and shall require all guests to register their true names and addresses before allowing occupancy. The guest register shall be kept intact and available by the designated operator for inspection by representatives of the village for at least one year from the day of the conclusion of the period of operation.
  8. Each vacation rental home shall maintain the following written business record for each rental of the vacation rental home: the true names and addresses of any person renting the property, the dates of the rental period (which must be a minimum of seven consecutive days), and the monetary amount or consideration paid for the rental. The business record shall be kept intact and available by the designated operator for inspection by the representatives of the village for at least one year from the day of the conclusion of the period of operation.
- d. *Property operational requirements:* Each vacation rental home shall be operated per the following requirements:
1. The "requirements for vacation rental home guests" form provided by the Village of Fontana to summarize village requirements for vacation rental homes, and the site plan for the subject property clearly depicting guest parking spaces and the rear yard, shall be posted on the inside of the front door of each vacation rental home throughout its period of operation.
  2. *Parking.* All vacation rental homes outside of the Abbey Resort Subdistrict (18-40(I)), Abbey Villas Subdistrict (18-40(II)), Abbey Ridge Subdistrict (18-40(III)), and Abbey Springs Subdivision are subject to the following requirements:
    - i. A minimum of two off-street parking spaces shall be provided on the subject property for each vacation rental home. If the vacation rental home provides three or more bedrooms, and additional on-site parking space is required for each additional bedroom over two.
    - ii. All guest parking for vehicles and trailers shall be within a parking space designated on the site plan, on an area paved with concrete or asphalt.
    - iii. All guest vehicles and trailers may only park on-site. Street parking for guests is not permitted.
    - iv. No parking is permitted on gravel, lawn, or planter bed areas.
  3. *Site appearance requirements:*
    - i. Aside from a changing mix of guests and their vehicles, there shall be no evidence of the property being used as a vacation rental home visible on the exterior of the subject property.
    - ii. No exterior signage related to the vacation rental home is permitted, other than the property address.

- iii. No outdoor storage related to the vacation rental home land use is permitted, except for typical residential recreational equipment, seating, and outdoor cooking facilities which are permitted only within the rear yard.
  - iv. No recreational vehicles, camper, tent, or other temporary lodging arrangement shall be permitted to accommodate guests.
4. *Neighborhood impact requirements:*
- i. No outdoor activity shall occur between the hours of 10:00 p.m. and 7:00 a.m.
  - ii. At all times, no noise, lighting, odor or other impacts from the subject property shall be detectable at the property line at levels exceeding the requirements of article 13 of the Fontana Zoning Ordinance.
  - iii. No vehicular traffic shall be generated by the vacation rental home at levels exceeding those typical for a detached single-family dwelling unit.
5. *Vacation rental home advertising:*
- i. No outdoor advertising is allowed on the subject property.
  - ii. The vacation rental home shall not be advertised for availability in any form of media unless the required Village of Fontana vacation rental home license has been issued.
- e. *Penalties and license revocation:*
- 1. Violations of the requirements for vacation rental homes, the provisions of the vacation rental home license, and all other requirements of the zoning ordinance are subject to separate daily fines per section 18-257. Violations will be issued to, and will be the responsibility of, the property owner.
  - 2. The annual vacation rental home license may be revoked for more than two violations of the requirements of the license, the requirements specific to vacation rental homes, the license, or the remainder of zoning code.

(Ord. No. 090412-02, § 1, 9-4-2012; Ord. No. 061118-02, § 2, 6-11-2018; Ord. No. 030519-01, § 5, 3-5-2019; Ord. No. 040419-01, § II, 4-4-2019; Ord. No. 090919-03, § 1, 9-9-2019)