



## 2018 STR Ordinance (No. 28-001) Inspection Checklist

- Address numbers clearly visible – 2009 IFC 505
  - 4” Letters on front of Unit facing the street
- Parking
  - 1 Off-Street Parking Space Per Unit
  - Parking spaces are measured at 9.0 wide & 18.5 in depth.
- One 96-Gallon trash can per 6 occupants
- Swimming Pools shall have a rear and side yard setback of ten (10) feet from the waters edge – Fencing required
- Hot tubs, spas and fire pits shall have a rear and side yard setback of fifteen (15) feet. - Fencing required
- External lighting shall comply with City’s Outdoor Lighting ordinance. Article XV Chapter 5. – [Ordinance No. 24-014](#)
- Emergency Evacuation Plan posted – 2009 IFC 408.8.1
- Occupancy
  - 1 person per 200 square feet of living space.
  - Occupancy does not include any other persons visiting the occupants at the location of the temporary transient lodging.
- Quiet Hours
  - Each STR use shall have one or more signs posted in prominent locations in the rear yard, near pools, hot tubs, and fire pits, and near other common gathering areas, providing the occupants and guests with notice of the Nighttime Hours.
    - Evening Hours shall mean the hours from 8:01 PM on one day and 11:00 PM. the same day for Sundays through Thursdays of each week. Evening Hours shall mean the hours from 8:01 PM. on one day and 12:00 midnight the same day for Friday and Saturday nights of each week.
    - Nighttime Hours shall mean the hours from 11:01 PM on one day and 6:59 AM. the following day for Sundays through Thursdays, and 12:01 AM on one day and 6:59 AM the same day on Saturday and Sunday mornings.

- House Rules
  - The operator shall post the following “House Rules” in a prominent location within the Short-Term Rental unit, and it shall include the following “House Rules” in an advertisement or contract for occupancy.
    - Observe the City of Fredericksburg Quiet Hours (10 PM to 7 AM in residential zones).
    - The City of Fredericksburg is a Dark Sky Community with outdoor lighting restrictions. All outdoor lighting is encouraged to be turned off when no one is present to use the light.
    - Observe the designated on-site and off-site parking spaces.
    - Place all trash in designated containers.
- Signs – [Chapter 29](#)
  - Signage is not allowed in Residential districts
  - All signs must comply with the City of Fredericksburg Sign Ordinance as applicable, set forth in Chapter 29.
  - Short-Term Rentals may erect a nameplate sign, which shall be considered a sign exempt from certain regulations under Section 29-5(3), provided that such sign is not more than two (2) square feet in area and is attached to the structure.
- Fire Protection
  - 1 fire extinguisher
  - Smoke detectors in each bedroom and adjacent rooms.
  - 1 carbon monoxide detector IF gas on property OR attached garage
- Adequate emergency egress – 2009 IRC R-311

Note: Additional information may be required to complete the project by the Associate Planner. Staff will notify you if additional inspections are required.