



## 2022 STR Ordinance Inspection Checklist

- Parking determined by STR Type
  - STR-Unoccupied = 1 per bedroom
  - STR-Accessory = 2 for main residence plus 1 per bedroom
  - STR-B&B = 2 for main residence plus 1 per each bedroom used as B&B
  - STR-Condo = 60% of permitted occupancy
  - STR-Facility = 60% of permitted occupancy
    - All STR types allow for tandem parking AND 1 space per 22' of lot frontage. Not including driveway openings or street side yards.
    - 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
  - Hot tubs, spas and fire pits shall have a rear and side yard setback of fifteen (15) feet.
  - External lighting shall comply with City's Outdoor Lighting ordinance. Article XV Chapter 5.
  - Occupancy
    - 2 per bedroom plus 2 guests with a max occupancy of 12.
    - Bedrooms are measured at 100 square feet.
    - Additional guest beds may be placed in bedrooms that sleep two (2) occupants provided that the bedroom has at least fifty (50) square feet of bedroom area for each occupant and the max occupancy is not exceeded.
    - 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.
  - 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
  - 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.

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