

How are complaints concerning Residential Vacation Rentals handled?

Depending on the nature of the problem, complaints will be handled by the 24/7 contact person, the Zoning Administrator, or the Lake Lure Police Department. Concerns should be logged with town staff for research and reporting purposes. Complaints will be fully researched for validity and resolution. If the complainant or the rental operator disagrees with the findings of the Zoning Administrator, this can be appealed to the Board of Adjustment. The Board of Adjustment has the authority to impose conditions on the operation of the individual Residential Vacation Rental to reduce the impacts on the neighborhood.

This pamphlet is designed to provide general information only.

If you own or manage a residential vacation rental, we strongly recommend you read the applicable portions of the Town's Zoning Regulations to ensure compliance.

Residential Vacation Rentals



Town of Lake Lure, NC
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Issued by the Lake Lure Community
Development Department

More Questions? Contact the Zoning Administrator at (828) 625-9983, Ext. 117, the Fire Chief at (828)625-9333, or refer to the Zoning Regulations at www.TownOfLakeLure.com

What you need to know about Residential Vacation Rentals...

The town has adopted standards for residential vacation rentals to help ensure that tourists have a good experience while staying in Lake Lure. The standards are further designed to safeguard the health, peace, safety, harmony and general welfare of our residential neighborhoods.

What are Residential Vacation Rentals?

A residential vacation rental is defined as the rental of any portion of a single-family dwelling for occupancy, dwelling, lodging, or sleeping purposes for any period of time less than 30 days. This rental activity is considered a commercial use of the home.

May I use my house as a residential vacation rental?

As of January 1, 2010, residential vacation rentals are a permitted use subject to special requirements in most zoning districts. A Vacation Rental Operating Permit is required to operate a residential vacation rental; however, you may be exempt from this requirement if your home is:

- rented no more than two times per calendar year for a total combined time of less than two weeks, or
- located in a multi-family dwelling, or
- located in a duplex and not located in any of the R-1 zoning districts or the R-2 and

M-1 zoning districts. You may also be exempted in these districts if you permanently reside in the adjoining dwelling of the duplex.

How do I get a Vacation Rental Operating Permit?

A Vacation Rental Operating Permit application can be obtained from Town Hall or can be downloaded from the town website. This application solicits necessary information pertaining to the property you want approved. The information collected, along with an initial inspection performed by Town staff, allows the Zoning Administrator and Fire Chief to determine if the property meets town standards for a residential vacation rental.

What information is required with the application?

In addition to basic information about the property, owner and rental manager, you must provide:

- A site plan showing off-street parking
- Number of bedrooms intended for occupancy
- Septic or sewer certification
- Copy of town commercial boat license, if applicable
- Copy of the standard rental agreement

What are the town standards?

The adopted standards for Residential Vacation Rentals include:

- Overnight occupancy is limited to two persons per bedroom plus two additional persons. However, the maximum occupancy in all of the R-1 districts as well as the R-2 and M-1 districts is 12 persons regardless of the number of bedrooms.
- Signs advertising the property as a residential vacation rental are prohibited in all R-1 districts as well as the R-2 and M-1 districts. Signs in all other districts must conform to the standards in the sign regulations.
- Parking is allowed only in the designated parking areas as shown at the time of application.
- Trash receptacles that are animal proof and located in an enclosed area must be provided at each rental house. All household trash must be placed in these receptacles.
- Occupants of the rental are required to conduct themselves in accordance with all applicable town, county, state, and federal regulations.
- The vacation rental operating permit must be posted inside the main door.
- The 24/7 contact information for the rental must be posted on the exterior of the building.
- An RVR addendum that outlines these standards must be provided with each lease agreement.
- The home must meet fire safety standards.