



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

VACATION RENTAL PERFORMANCE STANDARDS

Limitations on Structures: A Vacation Rental may be conducted only within a single-family dwelling and legally-established guest house. Two residences may be used as a single vacation rental if the total number of guest rooms does not exceed five (5). No more than one (1) Vacation Rental use is allowed per property. When two separate structures are used as a part of the Vacation Rental, they must be rented to the same party.

Guest Rooms: Vacation Rentals may have a maximum of 5 guestrooms under a Zoning Permit. The approved number of guest rooms will be listed on the Vacation Rental Permit.

Overnight Guests: Vacation Rentals are limited to a maximum of 2 guests per guestroom plus 2 additional guests per property. This limit will be listed on the Vacation Rental Permit. All advertising must conform to the approved occupancy limits.

Daytime Guests: In addition to the overnight occupancy limit above ("2+2"), an additional 6 non-registered guests may visit the Vacation Rental during the day for family dinners and similar gatherings. The maximum number of guests allowed at any one time during the day is the overnight occupancy limit +6. This limit will be listed on the Vacation Rental Permit. Children under 3 are not included in the occupancy limits.

Parking Requirements: Each Vacation Rental must provide at least 1 on-site parking space for a rental with 1 or 2 guestrooms, and at least 2 on-site parking spaces for a Vacation Rental with 3 or 4 guestrooms. Larger Vacation rentals must demonstrate adequate parking with a minimum of 3 spaces. At the Planner's discretion, on-street parking may be considered to meet a portion of the total parking requirement when the applicant can demonstrate that adequate road capacity and public safety will be maintained.

Sewage Disposal: A properly functioning sewer connection or septic system must be maintained at all times. For homes on a conditional septic system, the maximum overnight occupancy for Vacation Rentals will be limited to the design load of the septic system.

Quiet Hours: Quiet hours are from 10 p.m. until 9 a.m. Outdoor activities during this time must be limited to those that comply with the nighttime noise limits of the General Plan Noise Element. Outdoor amplified sound is prohibited at all times.

Technical Codes: A Vacation Rental shall comply with all of the codes adopted by reference at Sonoma County Code Section 7-13 (including the Uniform Building Code, Uniform Plumbing Code, National Electrical Code, Uniform Fire Code, and Uniform Mechanical Code). Certain clearances may be required as determined necessary by the Director. The Vacation Rental cannot require any utility services modification that would be classed as commercial or industrial in load or design.

24/7 Contact Information: The applicant must provide a current 24-hour working phone number of the property manager or other designated representative who resides within 30 miles of the Vacation

Rental and can respond on-site to issues or complaints within 1 hour. Upon approval of the Vacation Rental Permit, this information must also be provided to all neighbors within a 100' radius of the subject property boundaries, and any changes must be reported to PRMD within 30 days. The 24/7 contact information for each approved Vacation Rental is available by entering the Vacation Rental property address in the Permit History function on the PRMD website, [PRMD Permit History Lookup](#).

Pets: Vacation Rentals that allow pets must provide a means to ensure that the animals are secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.

NOTE: If a Vacation Rental with 5 or fewer guest rooms meets all of the Performance Standards, no building modifications are required to meet California Building Code requirements related to accessibility and no change of occupancy classification is required.