

ARTICLE 28.00

SHORT TERM RENTALS

SECTION 28.01 PUBLIC PURPOSE

Article 28.00 is intended to protect and promote the health, safety, and general welfare of all the citizens of Coventry Township by requiring the registration and certification of short term rentals within the Township. It is also the intent of **Article 28.00** to protect the integrity of residential neighborhoods while allowing property owners to receive remuneration from rental of a dwelling to help maintain the dwelling.

SECTION 28.02 DEFINITIONS

Caretaker - A caretaker is an individual, other than the short term rental permit holder, who is responsible for the oversight and care of the short term rental.

Parking Space – For purposes of **Article 28.00**, a parking space shall be a minimum of 10 feet by 20 feet, located off-street, outside of a road right of way, and in one of the following locations:

- a garage or carport
- a paved or gravel driveway
- a paved or gravel parking pad.

Renter – As used in this Resolution, a renter is an occupant or renter of a short term rental pursuant to a rental agreement.

Septic Approval, Current – As used in **Article 28.00**, Septic Approval is a form or document prepared by Summit County Health Department attesting to the rental property being compliant in regards to its home sewage treatment system (HSTS).

Short Term Rental- Any dwelling that is rented wholly or partly for a fee for less than thirty (30) consecutive days by persons other than the permanent occupant or owner from which the permanent occupant or owner receives monetary compensation.

Short Term Rental Permit – A permit for a short term rental property located in a residential zoning district duly issued by Coventry Township Zoning department.

Special Events – In association with a short term rental: A wedding, outdoor party, family reunion or similar gathering that exceeds the maximum number of occupants allowed under the short term rental permit.

SECTION 28.03 APPLICABILITY

This section applies to all residential dwellings in Coventry Township and owners of those dwellings wherein the dwelling is rented for a period of thirty (30) days or less.

1. Permit Required.

A permit is required prior to the rental of any residential dwelling to be rented for a period of thirty (30) days or less.

- a. A permit issued by the Township shall be valid for a period of 1 year or until the dwelling is sold.
- b. A permit will be issued by Coventry Township Zoning within 30 days of receipt of Coventry Township Board of Zoning Appeals approval, a complete short term rental permit application, and:
 - (a) For properties on Akron Sanitary Sewer or Summit County Sanitary Sewer documentation attesting that is the case or:
 - (b) For properties with a home sewage treatment system (HSTS) a current Summit County septic approval.
- c. The permit shall indicate the maximum number of guests that can be accommodated at the rental in accordance with the standards listed in **Article 28.00 Section 28.04.D** (Capacity Limit).
- d. A permit and permit holder shall be subject to all of the standards and penalties of the zoning resolution.

2. Application.

An application provided by the Township for a short term rental permit shall include the following at a minimum:

- a. Address of property.
- b. Property owner name(s).
- c. Signature of property owner(s) and caretaker.
- d. Contact information including: name, address, and 24-hour contact phone number for the owner of the property and the caretaker.
 - i. This information must be kept up to date in the Township's records.
 - ii. It is the permit holder's responsibility to inform the Township of any change in caretaker or contact information for the permit holder or caretaker.
- e. Number of bedrooms in the dwelling.
- f. Number of parking spaces as defined under Section 28.02.

3. Site plan.

Site plan of the property including location of the dwelling, location and number of smoke and carbon monoxide detectors, driveway or other point of access, and designated parking spaces meeting the definition of a parking space under Section 28.02.

SECTION 28.04 SHORT TERM RENTAL STANDARDS

A. Parking.

Parking for guests in a short term rental shall only be in identified parking spaces as defined in this resolution. No on-street parking shall be permitted in association with a short term rental.

B. Trash.

Refuse and recyclables shall be stored in appropriate containers with tight fitting lids and shall be regularly picked up by a licensed waste hauler.

C. Special Events.

Special events as defined in this section are not permitted at a short term rental property.

D. Capacity Limit.

The maximum number of renters to be accommodated shall be equal to the number of bedrooms multiplied by a factor of 2. The number of bedrooms shall be as certified by the applicant.

1. The permit issued by the township shall indicate the maximum number of renters that may be accommodated as calculated under these standards.

E. Contact.

The permit holder or a caretaker representing the property owner must be available by telephone at all times and must be physically located within a 75 mile radius of the property in the event of an emergency or an issue that requires immediate attention.

F. Permit Number.

The unique short term rental permit number issued by the Township shall be:

1. Included in any advertisement for the rental.
2. Posted in a location visible from the street or road serving the property.

G. Pets.

Pets shall be secured on the premises or on a leash at all times.

H. Applicable Rules.

Renters shall be made aware of the following:

1. The rules applicable to the renters under **Article 28.00**
2. **Summit County Noise Ordinance 509.08**
3. **Summit County Fireworks Ordinance Chapter 551**
4. **Summit County Rental Registry**

- I. Signs.** Under **Article 19 Section 19.02.L.2** of the Coventry Township Zoning Resolution, a residence in the Township is permitted an on-site identification sign no larger than 2 square feet in area.

J. Campfires.

Any campfires at a short-term rental property:

1. Shall be contained within a fire ring or other comparable container.
2. Shall be located no less than 50 feet from any structure or any combustible material, located away from overhanging tree branches, and located such that the prevailing winds will not deliver smoke to adjacent residences.
3. Shall be under the direct supervision of an adult at all times.
4. Shall be fully extinguished prior to leaving the fire.

SECTION 28.05 VIOLATIONS AND REVOCATION OF PERMIT

A. Violations.

Any of the following will be considered a violation of the Coventry Township Zoning Resolution:

1. Failure to update information with the Township such as the caretaker's or owner's contact information in a timely manner.
2. Advertising a short term rental for a capacity in excess of that allowed under the permit issued by the Township.
3. Failure of the permit holder or his/her designated caretaker to be available at any time during the tenure of an active short-term rental
4. Providing false or misleading information on the application for a short term rental permit.
5. Failure to obtain a short term rental permit when operating a short-term rental.
6. Failure to comply with any of the standards under Section 28.04.

B. Nuisance Per Se.

Any short term rental permit holder or caretaker who violates any provision of this resolution shall be responsible for an infraction of the Coventry Township Zoning Resolution and shall be subject to a fine of not more than \$500 dollars. The Township shall have the right to commence a civil action to enforce compliance with this resolution. Each day this resolution is violated shall be considered a separate violation.

C. Revocation. The Township may revoke a short term rental permit following two separate violations on the same property under the same ownership within any single calendar year. The property owner may reapply for a permit the following calendar year and receive a short term rental permit if all violations have been resolved.

SECTION 28.06 ENFORCEMENT OFFICIALS

In accordance with Ohio Revised Code, the Coventry Township Zoning Inspector or an officer of the Summit County Sheriff department is hereby designated as authorized officials to issue violations directing alleged violators to appear in court.

**Added to Township Zoning Code JULY 13, 2019 – numbering may have changed from original to fit formatting*