

GARRETT COUNTY PLANNING AND LAND DEVELOPMENT OFFICE

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ZONING PERMIT GUIDELINE

For Transient Vacation Rental Units (TVRU's) in the Deep Creek Watershed Zoning District

Date: _____ Zoning Permit No. _____ Zoning Dist. (circle one) LR1 LR2 AR RR TC TR CR2 RD

Applicant Name: _____ Phone: _____

Address of Applicant _____

TVRU Address _____ Subdivision _____

Tax Map _____ Parcel _____ Grid _____ Lot _____ Unit No. _____

Number of Bedrooms _____ *(maximum 8) Number of Bathrooms _____ Hot Tub? _____

Maximum Occupancy = _____ persons (2 persons per bedroom plus 4 additional persons)

Zoning Permit Fee (\$50): _____ Date Paid _____ Check Number _____

Rental Agency _____

NOTE:

1. *A Special Exception from the Board of Zoning Appeals is required for 6 to 8-bedrooms in the Lake Residential 1 & 2, Rural Resource and Agricultural Resource Districts. Comments from the State Fire Marshal's Office are also required for 6 to 8 bedroom TVRU's.
2. All living facilities must be incorporated into the principle structure and no living quarters may be installed in accessory buildings.
3. Living facilities that are rented on the basis of a 15-day or more period to guests are not considered TVRU's.
4. This form should be considered as a guide only to aid processing the Zoning Application. This document does not intend to take the place of the provisions of the Zoning Ordinance that regulate TVRU's.
5. The Zoning Permit fee is \$50. Checks must be made payable to Garrett County Commissioners.
6. The Permit is contingent on Health Department and Public Utilities approvals as applicable.
7. All rental units must also comply with the terms and conditions of the Transient Vacation Rental Unit Ordinance.

Signature of Applicant (Landowner or Contract Vendee)

Date

Please initial to indicate compliance with the following regulations as per section 157.079 of the Deep Creek Watershed Zoning Ordinance. An additional written evaluation will be required as per section 157.079 G. of the Ordinance for all TVRU's with 6-8 bedrooms.

- a. _____ I agree to provide one off street parking space (9' x 18') as required for each bedroom. In those developments existing or planned for duplex, townhouse or multi-family dwelling units and offering shared parking spaces within parking lots developed with a minimum of twenty (20) spaces or more, the minimum parking requirement shall be one off-street parking space for each one and one half (1.5) bedroom or any fraction thereof. *Please show each parking space on an attached plat. The plan was prepared by _____ illustrating _____(number of) parking spaces.*

- b. _____ I agree to provide a bear proof trash container with adequate volume to accommodate the occupancy. The trash container is located _____.(Please indicate location of trash container on attached parking plan)

- c. _____ I agree to provide weekly collection and removal of trash. Trash removal will be provided by: _____

- d. _____ I agree to provide a plan for controlling audible disturbance and trespassing. The plan will inform renters that standard quiet hours are considered to be 11:00 pm to 8:00 am. A site plan of the property will be prominently displayed in the rental "welcome book" or other location to help prevent trespassing on nearby property.

NOTE: This form is intended to serve as a guide to aid in processing a zoning permit to change the use of an existing dwelling unit to a Transient Vacation Rental Unit (TVRU) or to establish the use of a proposed unit as a TVRU as required by the Deep Creek Watershed Zoning Ordinance. After the zoning permit is approved, all TVRU's must still be registered and licensed with the Office of Licensing and Enforcement and must comply with the Transient Vacation Rental Unit Ordinance. Additional fees are required for licensing and registration. Please call 301-334-1920 or visit our website for details.

Revised 7/15/10