

MARIPOSA PLANNING CHECKLIST

These establishments are specifically excluded from the definition of "hotel". Bed and breakfasts, agricultural homestays, and vacation rentals shall meet the following requirements:

A. No more than three (3) bedrooms are available for occupancy by transients in vacation rentals and occupancy is limited to ten (10) or fewer occupants.

B. No more than five (5) bedrooms are available for occupancy by transients for bed and breakfast establishments and agricultural homestays (allowance of 5 bedrooms not applicable in Fish Camp, which limits bedrooms in a B&B to 3).

C. Occupancy in a vacation rental submitted on or after April 14, 2016 shall be limited to ten (10) or fewer occupants. This limit shall apply to new vacation rental facilities, as well as vacation rental facilities which are being permitted following a property ownership change. Vacation rentals must post a minimum 8-1/2 x 11 inch NOTICE over or next to the facility's primary exit door stating "Maximum Occupancy 10 Persons", or such lesser occupancy as desired by the owner or as required pursuant to Section D below. Lettering shall be clearly visible through contrast from the background and a minimum of 1-1/2 inches in height and width.

D. Private on-site sewage disposal systems or small, private community systems that serve a bed and breakfast or vacation rental facility shall have sufficient capacity to serve occupants within the facility. If such a system does not meet this design standard, the facility shall be limited to an occupancy of two (2) persons per approved bedroom. Should the "maximum occupancy" allowed be less than 10 persons, the occupancy notice as described in Section C. above shall reflect that number.

E. A sign of not more than four (4) square feet shall be posted and clearly visible from the nearest road. The sign shall require the street address and may contain the name of the owner or the establishment. Larger signs shall require Planning Commission approval through the variance process.

F. At a minimum, an 8-1/2 x 11 inch written notice must be placed in each rental unit (in the main living area), which contains the following information:

1. Instructions in case of fire or other emergency, including the name and phone number of the property owner or rental manager.
2. Quiet hours are between 10:00 p.m. and 8:00 a.m. and shall be strictly enforced.
3. Water and energy conservation measures.
4. Proper use of wood burning stoves and fireplaces.
5. Parking and snow removal requirements if necessary. No parking on roadway is permitted during snow removal periods declared by the Director of Public Works, pursuant to County Code, Section 10.08.110.
6. An identification of the character or area in which the unit is located (i.e. rural, agricultural, residential).
7. A statement relative to respect for adjacent property owner's rights and trespassing concerns.
8. Proper trash disposal, and bear prevention/control measures if applicable (Wawona, Fish Camp and Yosemite West require bear prevention/control measure for trash disposal in accordance with Chapter 8.44 of County Code)

G. Vacation rentals must place a minimum 5 x 7 inch weather-proof NOTICE that is easily and conspicuously visible (from the exterior of the structure) at or near the main entrance to the vacation rental which contains the name and phone number of the property owner or rental manager. The property owner or rental manager must be available by phone in case of an emergency and in addition may also state "In Case of Emergency Call 911".

H. The following on-site parking standards shall apply (parking for transient occupancy facilities in the community of Yosemite West may be off-street, subject to review and compliance with County Code standards):

1. Bed and breakfast and agricultural homestay establishments shall have two (2) on-site parking spaces for the residence plus at least one (1) on-site space for each bedroom available for rent.
2. Vacation rental establishments shall have one (1) parking space for each bedroom to be rented.
3. Parking provided shall be maintained so that it is usable and utilized at all times during the year, when it is occupied.

I. The applicant shall apply to the Mariposa County Planning Department for site plan review and approval. The Planning Department shall forward the application to the Building Department and Health Department.

J. Following approval by all appropriate agencies, a valid transient occupancy registration certificate shall be issued by the Mariposa County Tax Collector.