

Sec. 18-64. - Accessory land uses.

(x) *Tourist rooming house.*

(1) *Description:* Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients. It does not include private boarding houses or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under ACTP 73.

(2) *Permitted by right:* All zoning districts.

a. *Land use requirement:* Tourist rooming house shall only be located as an accessory land use within a residential land use as defined in section 18-55.

b. *Annual village license required:* Each tourist rooming house shall operate only during the valid period of an annual Village of Fontana tourist rooming house license for each calendar year. Operating a tourist rooming house without a current version of a valid license shall be considered a violation of this zoning ordinance, and subject to the penalties of section 18-257. The following information shall be provided on an annual basis, prior to issuance of said annual Village of Fontana tourist rooming house license:

1. Completed Village of Fontana tTourist rooming house application, which includes the property owner name, address, and phone number; the designated operator's name, address, and phone number; the period of operation of up to 180 days in a calendar year, which must be consecutive;
2. A current floor plan for the tourist rooming house at a minimum scale of one-inch equals four feet, and site plan of the property at a minimum scale of one-inch equals ten feet showing on-site parking spaces and trash storage areas;
3. General building code inspection by village, and submittal of official building code inspection report with no outstanding compliance orders remaining;
4. Fire code inspection by village, and submittal of official fire code inspection report with no outstanding compliance orders remaining;
5. Proof of valid property and liability insurance for the dwelling unit;
6. State of Wisconsin tourist rental house license;
7. Seller's permit issued by the Wisconsin Department of Revenue;
8. Village of Fontana room tax permit; and
9. Payment of an administrative fee, set annually by the village board, to cover the costs to the village for administering the above.

The Village of Fontana tourist rooming house license shall be issued with the completion of the above requirements.

c. *Property management requirements:* Each tourist rooming house shall be managed consistent with the following requirements:

1. The total number of days of operation within any calendar year shall not exceed 180 days, which must be consecutive. This period of tourist rooming house operation shall be specified by the property owner in the required annual Fontana tourist rooming house application.
2. The minimum rental period shall be a minimum of seven consecutive days by any one party.
3. The maximum rental period shall be no more than 180 consecutive days by any one party.

4. Similar facilities in which residential land uses are available for more than 180 days, or throughout the year, are a different land use that falls within the indoor commercial lodging land use category.
 5. The maximum number of occupants shall not exceed the total number licensed by the State of Wisconsin or two per bedroom plus two additional occupants, whichever is less.
 6. The tourist rooming house shall be operated by the property owner or by a property manager explicitly designated in the valid Fontana tourist rooming house application as the "designated operator".
 7. The property owner's and the designated operator's names, addresses, and 24-hour phone numbers shall be provided in the Village of Fontana tourist rooming house application and shall be updated within 24 hours upon any change in the property manager or the property manager contact information.
 8. The designated operator must reside within, or have their business located within, 25 miles of the tourist rooming house parcel.
 9. The designated operator must be available by phone 24 hours, seven days a week, during the period of operation designated in the Fontana tourist rooming house application.
 10. Each tourist rooming house shall provide and maintain a guest register and shall require all guests to register their true names and addresses before allowing occupancy. The guest register shall be kept intact and available by the designated operator for inspection by representatives of the village for at least one year from the day of the conclusion of the period of operation.
 11. Each tourist rooming house shall maintain the following written business record for each rental of the tourist rooming house: the true names and addresses of any person renting the property, the dates of the rental period (which must be a minimum of seven consecutive days), and the monetary amount or consideration paid for the rental. The business record shall be kept intact and available by the designated operator for inspection by representatives of the village for at least one year from the day of the conclusion of the period of operation.
- d. *Property operational requirements:* Each tourist rooming house shall be operated per the following requirements:
1. The "requirements for tourist rooming house guests" form provided by the Village of Fontana to summarize village requirements for tourist rooming houses, and the site plan for the subject property clearly depicting guest parking spaces and the rear yard, shall be posted on the inside of the front door of each tourist rooming house throughout its period of operation.
 2. *Parking requirements:*
 - (i) A minimum of two off-street parking spaces shall be provided on the subject property for each tourist rooming house. If the tourist rooming house provides three or more bedrooms, an additional on-site parking space is required for each additional bedroom over two.
 - (ii) All guest parking for vehicles and trailers shall be within a parking space designated on the site plan, on an area paved with concrete or asphalt.
 - (iii) All guest vehicles and trailers may only park on-site. Street parking for guests is not permitted.
 - (iv) No parking is permitted on gravel, lawn, or planter bed areas.
 3. *Site appearance requirements:*

- (i) Aside from a changing mix of guests and their vehicles, there shall be no evidence of the property being used as a tourist rooming house visible on the exterior of the subject property.
 - (ii) No exterior signage related to the tourist rooming house is permitted, other than the property address.
 - (iii) No outdoor storage related to the tourist rooming house land use is permitted, except for typical residential recreational equipment, seating, and outdoor cooking facilities which are permitted only within the rear yard.
 - (iv) No recreational vehicle, camper, tent, or other temporary lodging arrangement shall be permitted to accommodate guests.
4. *Neighborhood impact requirements:*
- (i) No outdoor activity shall occur between the hours of 10:00 p.m. and 7:00 a.m.
 - (ii) At all times, no noise, lighting, odor or other impacts from the subject property shall be detectable at the property line at levels exceeding the requirements of article 13 of the Fontana Zoning Ordinance.
 - (iii) No vehicular traffic shall be generated by the tourist rooming house at levels exceeding those typical for a detached single-family dwelling unit.
5. *Tourist rooming house advertising:*
- (i) No outdoor advertising is allowed on the subject property.
 - (ii) The tourist rooming house shall not be advertised for availability in any form of media unless the required Village of Fontana tourist rooming house license has been issued.
- e. *Penalties and license revocation.*
- 1. Violations of the requirements for tourist rooming houses, the provisions of the tourist rooming house license, and all other the requirements of the zoning ordinance are subject to separate daily fines per section 18-257. Violations will be issued to, and will be the responsibility of, the property owner.
 - 2. The annual tourist rooming house license may be revoked for more than two violations of the requirements of the license, the requirements specific to tourist rooming houses, the license, or the remainder of zoning code.

(Ord. No. 090412-02, § 1, 9-4-2012; Ord. No. 061118-02, § 3, 6-11-2018; Ord. No. 040419-01, § III, 4-4-2019)