

19.12.4 – Defined Terms

19.12.4 – DEFINED TERMS

* Note: These defined terms will be published in Section 19.12.4 alphabetically upon approval of this zoning ordinance amendment.

NOISE MONITORING DEVICE

A device capable of all of the following (i) monitoring noise levels (ii) detecting exposure to noise levels that exceed an acceptable level for more than a continuous five-minute period (iii) sending real-time alerts to the subject property owners, property managers or registered local contact, and (iv) being programmed to receive real-time alerts if noise levels continuously exceed the acceptable level under this code for the five-minute period. The noise monitoring device must comply with all laws, rules and regulations regarding privacy.

SHORT TERM VACATION RENTAL - ADVERTISEMENT

Any and all means, whether verbal or written, through any media whatsoever, whether in use prior to, at the time of, or after the enactment of this ordinance, used for conveying to any member or members of the public the ability or availability to rent a short-term vacation rental unit as defined in Section 19.5.3.G, or used for conveying to any member or members of the public a notice of an intention to rent a short-term vacation rental unit as defined in Section 19.5.3.G. For purposes of this definition, the following media are listed as examples, which are not and shall not be construed as exhaustive: Verbal or written announcements by proclamation or outcry, newspaper advertisement, magazine advertisement, handbill, written or printed notice, printed or poster display, billboard display, e-mail or other electronic/digital messaging platform, electronic commerce/commercial internet web sites, and any and all other electronic media, television, radio, satellite-based, or internet web site.

SHORT TERM VACATION RENTAL - GOOD NEIGHBOR PAMPHLET

A document prepared by the City that summarizes the general rules of conduct, consideration, and respect, including, without limitation, provisions of this Code and other applicable laws, rules, or regulations, pertaining to the use and occupancy of short-term vacation rental units. Short-term vacation rental operators may supplement this pamphlet, but the pamphlet must contain the minimum City of Henderson information.

SHORT-TERM VACATION RENTAL – PARTY

A party, for the purpose of a short-term vacation rental, is defined as a gathering of persons that exceeds the maximum occupancy permitted under Section 19.5.3.G.2(k).

SHORT TERM VACATION RENTAL - REGISTERED LOCAL CONTACT

A person or persons designated by the short-term vacation rental property owner in its City registration to respond to all complaints regarding a short-term vacation rental.

SHORT TERM VACATION RENTAL - NOISE MANAGEMENT PLAN

A plan that incorporates noise monitoring devices or alternate means of monitoring and responding to noise levels that exceed acceptable levels at and/or around the short-term vacation rental property.

SHORT TERM VACATION RENTAL - OCCUPANCY

The use or possession of, or the right to use or possess, any residential dwelling unit, or portion thereof, in transient lodging for dwelling, lodging, or sleeping purposes.

SHORT TERM VACATION RENTAL - OCCUPANT

Any person who, for rent, uses, possesses or has the right to possess any residential dwelling unit, or portion thereof, in transient lodging for dwelling, lodging, or sleeping purposes.

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SHORT TERM VACATION RENTAL - PERMANENT RESIDENT

Any person who has or shall have the right to use or possession of the same residential dwelling unit, or portion thereof, for dwelling, lodging, or sleeping purposes for 31 consecutive days or more.

SHORT TERM VACATION RENTAL - RENT

The amount charged for occupancy at a short-term vacation rental, valued in money, barter or trade, but does not include the amount charged for any food or beverage service or for personal services rendered to the occupant, such as but not limited to concierge services, clothes cleaning services, massage, or physician services.