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Why Address Short Term Rentals?

The purpose of this regulation change is to establish Short Term Rentals as a legal use and define a process for approval and enforcement. Four key areas are included below:

- 1) Zoning Regulations
- 2) Licenses & Permits
- 3) Fee Structure
- 4) Enforcement & Appeals

Code of Ordinance Changes

Amends Section 13 of the Code of Ordinances to:

- Define Short Term Rentals
- Process for obtaining a Special Fee License
 - Fee structure
 - Required information submittal
- Special Fee License enforcement
 - Administrative Hearing Board subpoena authority
 - Penalty structure
 - Appeals process
- Application of Transient Room Tax and Occupational License Fees
- Creation of Short Term Rental licensee duties and obligations
- Establishment of licensee advertising information requirements for online rental platforms

Zoning Ordinance Changes

Amendments to the Zoning Ordinance:

Article 1: Create definition for Short Term Rental as a use, with distinctions for both Hosted and Un-Hosted units.

Article 3: General regulations for Short Term Rentals that determine the number of permissible Short Term Rentals based on:

- *Four Zoning Categories:*
 - Single Family Residential Zones
 - Multi-family Residential Zones
 - Business Zones that allow dwelling units
 - Business Zones that allow dwelling units AND hotels

Create two classifications of Short Term Rentals and their approval process:

- Hosted (someone lives on the property) - Allowed as an Accessory Use
- Un-Hosted - Allowed with a Conditional Use Permit from the Board of Adjustment
 - Allowed as Accessory Use in Business Zones that allow dwelling units AND hotels

Additional Limitations include:

- Set maximum occupancy limits for each Short Term Rental
- Requirements for Short Term Rentals in detached accessory structures
- Prohibition on Short Term Rentals being used for private or commercial special events
- Board of Adjustment guidance for consideration of Conditional Use applications