SHORT TERM RENTALS
DRAFT PROPOSAL

LEXINGTON

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 Transiet 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
- Limitation on Short Term Rentals being used for private events
- Prohibition on Short Term Rentals being used for commercial special events
- Board of Adjustment guidance for consideration of Conditional Use applications

LEXINGTON