

Section 29-1.11(a) [Definitions - General] of the Unified Development Code shall be amended as follows. Strikethrough text to be deleted and underlined text to be added.

Sec. 29-1.11. Definitions and rules of construction.

(a) Definitions-General. For the purpose of this chapter 29, the following words and terms are defined to mean the following:

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Short-term rental. A residential dwelling unit, portion of a dwelling unit or room within a residential dwelling unit rented by a transient guest.

Short-term rental (Tier 1). An accessory use of a long-term resident's principal residence that is rented, on occasion, in whole or in part, for not more than a total of thirty (30) nights in a calendar year as a short-term rental, as set forth in Section 29-3.3(vv)(1) (i).

Short-term rental (Tier 2). An accessory use of a residential dwelling unit that is rented, on occasion, in whole or in part, as set forth in Section 29-3.3(vv)(1)(ii).

Short-term rental (Tier 3). A residential dwelling unit that is rented, in whole or in part, as a short-term rental for greater than one-hundred twenty (120) nights in a calendar year, as set forth in Section 29-3.3(vv)(1)(iii).

Short-term rental intermediary. A marketplace or network that facilitates the listing, marketing, or rental of a short-term rental on a site, also referred to as a platform.

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Section 29-3.3(vv) [Accessory and temporary uses of land and building: Short-term rental] of the Unified Development Code shall be amended as follows. Strikethrough text to be deleted and underlined text to be added.

Sec. 29-3.3. Use-specific standards.

All uses for which the permitted use table in section 29-3.2 shows use-specific standard(s) shall comply with the applicable standard(s) in this section. In addition, all development shall comply with all other applicable provisions of this chapter.

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(vv) Accessory and temporary uses of land and buildings: Short-term rental.

(1) Short-term rental types. Short-term rentals shall be classified as either a Tier 1, Tier 2, or Tier 3 dwelling unit subject to the following provisions:

(i) "Tier 1 "short-term rental. Shall be an accessory use in zoning districts A, R-1, R-2, R-MF, M-OF, M-N, M-C, and M-DT provided the following criteria are met:

(A) The dwelling unit is a long-term resident's principal residence; and

(B) The dwelling unit or portion of the dwelling unit is rented by transient guests no greater than a total of thirty (30) nights in a calendar year.

(ii) "Tier 2" short-term rental.

(A) If the dwelling unit is a long-term resident's principal residence, a Tier 2 short-term rental shall be an accessory use in zoning districts A, R-1, R-2, R-MF, M-OF, and M-N, M-C, and M-DT provided the following criteria are met:

1. The dwelling unit or portion of the dwelling unit is rented by transient guests for no greater than one-hundred twenty (120) nights in a calendar year; and
2. Except as set forth in section 29-3.3(vv)(2)(v) below, one (1) off-street parking space for every two (2) occupants of the dwelling unit shall be provided. Such parking shall be provided off-street on the site of the short-term rental on a parking surface compliant with the provisions of this Code and shall not result in the displacement of required parking.

(B) If the dwelling unit is or is not a long-term resident's principal residence, a Tier 2 short-term rental shall be an accessory use in zoning districts M-OF, M-N, M-C, and M-DT and shall be a conditional accessory use in zoning districts A, R-1, R-2, and R-MF provided the following criteria are met:

1. The dwelling unit or portion of the dwelling unit is rented by transient guests for no greater than two hundred ten (210) nights in a calendar year; and

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