

Draft Short-term Rental Regulation Outline

Section 1 – Definitions (modification of Section 29-1.11)

- a. Bedroom
- b. Maximum occupancy
- c. Owner
- d. Principal residence
- e. Short-term intermediary
- f. Short-term listing platform
- g. Short-term rental
 - a. Partial dwelling (?)
 - b. Whole dwelling (?)
- h. Short-term rental - Hosted
- i. Short-term rental - Un-hosted (may be unnecessary given it is the inverse of a hosted STR)
- j. Transient Guest

Section 2. Permitted Districts (modification of Table 29-3.2)

- a. Add new land use for “Short-term Rental” in applicable residential and non-residential districts as either a “A”, “P”, or “CA” use subject to defined use-specific standards.
- b. Evaluate conditional use criteria to determine if revision or addition of standards is necessary

Section 3. Use-specific Standards (modification of Section 29-3.3)

- a. STR Tiers (Principal/Non-principal residence)
- b. Site/structure characteristics (district standards compliance, maximum occupancy, on-site parking availability/provision equal to rental occupancy, non-event usage)
- c. Concentration characteristics (separation/spacing based upon “Principal/Non-principal residence”, maximum city-wide (number or percent) non-principal residence STRs)
- d. Regulatory Compliance
 - a. Registration
 - b. Licensure
 - c. Existing short-term rentals

**Draft Tier 1 regulatory provisions
(based on direction provided at 1/6/22 work session)**

Short-term Rental, Tier 1 shall be permissible in any residential zoning district provided that:

- a. The dwelling unit is the principal residence of the owner of record;
- b. The dwelling unit is occupied by the owner of record for the duration of its rental to a transient guest(s);
- c. The dwelling unit shall not contain greater than five (5) bedrooms and is not rented to greater than ten (10) total transient guests; and
- d. The dwelling unit has been registered and issued a license to operate as a short-term rental in accordance with the City Code