

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 7, 2019**

SUMMARY

A request by the City of Columbia to amend Chapter 29, Sections 29-1.11 [Definitions] and 29-3.3 [Use-Specific Standards] of the City Code relating to the revision of the definitions for “hotel” and “bed and breakfast”, creation of a definitions for “short-term rental” and “transient guest”, and creation of new use-specific standards governing the establishment and operation of a short-term rental inside the City’s corporate limits. **(Case # 31-2019)**

DISCUSSION

Pursuant to the comments and recommendations made during the Planning Commission’s February 7, 2019 work session, staff has prepared a revised draft of the regulations pertaining to short-term rentals. This new draft, dated March 1, 2019, replaces the prior draft that was dated December 13, 2018. The new draft has attempted to be responsive to the concerns expressed during the December 20, 2018 listening session and those acquired and summarized in the “STR Comment Spreadsheet” and offered by the Planning Commission during the February 7, 2019 work session.

Principally, the changes between the December 13, 2018 draft and the March 1, 2019 draft are as follows:

1. Definition of “owner hosted” or “non-owner hosted”.

The duration of time differentiating “owner hosted” versus “non-owner hosted” **have been reduced** from 330 calendar days to 270 calendar days.

2. Administrative approvals.

Administrative approvals of an “owner-hosted” STR, in the R-1 zoning district, **have been eliminated**. Administrative approval retained in all other zoning districts subject to a maximum transient occupancy load (no more than 4 guests) and compliance with the supplemental use-specific standards.

3. Sleeping room limits per STR dwelling

Provisions relating to limits on the number of sleeping rooms within a dwelling unit **have been eliminated**. Requirement that sleeping rooms meet the minimum requirements of the International Property Maintenance Code have been retained.

4. Option to increase in “transient guest” occupancy and removal of “minor child” exemption.

Council may establish higher occupancy limits for “transient guests” **per conditional use approval**. This change is proposed in connection with removal of the “minor child” exception as previously proposed. Pursuant to the adopted State definition of a “transient guest” **any person** (minor or adult), not including the property owner or their family, would count toward the maximum occupancy of an STR.

5. GIS Map Database.

Supplemental provisions providing for the creation of a GIS Map Database **have been eliminated**. Creation of a database, utilizing information provided as part of the registration process, is considered an administrative function not a regulatory one.

6. Adjacent property owner notification.

Provisions modified to clarify notification **will only be** provided upon application for conditional use permit – not all application types. Notification will be in accordance with UDC adopted notification procedures.

7. Proof of Ownership

Proof of ownership will be required to be provided annually.

8. Dual Rental Designation

New paragraph created to better separate provisions.

9. Short-term Rental Certificate of Compliance Posting

Provisions created that requires conspicuous posting of issued short-term rental certificate of compliance or availability to produce upon request by law or compliance officer.

10. Rental Platform Identification

New provisions required at initial STR application and annually thereafter for assistance in periodic compliance checks.

11. Dwelling Unit Usage.

Provisions modified for clarity.

RECOMMENDATION

Hold a public listening session to solicit additional feedback.

ATTACHMENTS

- Proposed text amendment (dated 3-1-19)