




Date: August 18, 2023
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: Short-term Rental Regulations

Pursuant to discussion at the August 10, 2023 work session, staff has prepared proposed revisions to the previously prepared draft short-term rental regulations (dated August 4, 2023) that:

1. Restates several definitions addressing issues arising from the removal of “secondary residence” and restating of the term “principal resident”
2. Adds a new definition for “registrant”
3. Modifies each Tier to change references to “principal resident” to “long-term resident” which is inclusive of owner or authorized tenant
4. Modifies the parking standards within Tiers 2 & 3 such that reference is given to a new provision providing exemption from the 1 space per 2 occupants if a dwelling is in an overlay or the M-DT zoning district
5. Revises, restates, and/or adds several “Supplemental use-specific standards” for the purposes of clarity. New text has been added specifically as it relates to “registrant”, parking exceptions for dwellings located within an overlay or the M-DT district, and “safety requirements”. Accessibility requirement have been moved and clarification relating to the “certificate of compliance” for a short-term rental has been modified to refer to it as a “short-term rental certificate of compliance” to ensure general consistency in terms used with Chapter 22, article V (Rental Conservation Law).

The purpose of the upcoming work session will be to review the proposed changes and determine what additional modifications, if any, may be necessary. Staff looks forward to our upcoming discussion. Should you have questions please let me know.

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