

The City Manager recommends that two changes be made to the Planning Commission's recommendation regarding the creation of short-term residential rental use. The first is to change the name to "Short-term Vacation Rental." The second is to remove the TN-2 zoning district from the districts where it is proposed to be permitted. First reading was October 30.

I. Article B. (Zoning Districts), Sec. 8-3002 (Definitions)

REPEAL

Non-transient Guest. Paying guests who reside within a roominghouse or other guest accommodations for a period of 30 or more consecutive days and nights, with or without meals included in the fare.

ENACT

Short-term Vacation Rental. An accommodation for transient guests where, in exchange for compensation, a residential dwelling is rented for lodging for a period of time not to exceed 30 consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all housing types and shall not include group living or other lodging uses.

Transient Guest. A person who resides at a place other than his usual place of residence for no more than 30 consecutive days in exchange for compensation.

II. Article B.(Zoning Districts), Sec. 8-3025(a) (Provisions regarding uses in the B districts and the I districts)

ENACT

Index for Conservation ("C") and Residential ("R") Districts Use Schedule																							
Use											Use No.												
<u>Short-term Vacation Rental</u>											<u>Use 14a</u>												
<i>List of Uses</i>	<i>C-A</i>	<i>C-M</i>	<i>C-R</i>	<i>R-20</i>	<i>R-10</i>	<i>R-6</i>	<i>R-6-A</i>	<i>R-6-B</i>	<i>R-6-C</i>	<i>R-4</i>	<i>R-M</i>	<i>RIP</i>	<i>RIP-A</i>	<i>RIP-A-I</i>	<i>RIP-B</i>	<i>RIP-B-I</i>	<i>RIP-C</i>	<i>RIP-D</i>	<i>I-P</i>	<i>R-M-H</i>	<i>RMH-I</i>	<i>R-D</i>	
Lodging Facilities																							
<u>(14a) Short-term Vacation</u>	::	::	::	::	::	::	::	::	::	::	::	X	X	X	X	X	X	X	X	::	::		X

V. Article K.(Mid-City District)

A. Sec. 8-3216(2)(a) (Traditional Commercial, Principal Uses)

ENACT

[To be placed in alphabetical order in the residential uses list]

<i>List of Uses</i>	<i>TC-1</i>	<i>TC-2</i>	<i>Standards</i>
RESIDENTIAL USES			
<u>Short-term Vacation Rental</u>	<u>✓</u>	<u>✓</u>	<u>Sec. 8-3217(5)</u>

B. Sec. 8-3217(5) (Residential Use Standards)

ENACT

(5) Short-term Vacation Rental

- (a) **The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.**
- (b) **There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short term vacation rental.**

VI. Article B. (Zoning Districts), Sec. 8-3046(b)(1)(d). (Planned Unit Development-Mixed Use District)

(14) Short-term Vacation Rental

Provided the following conditions are met:

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| i. <u>The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.</u> |
| ii. <u>There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short term vacation rental.</u> |

VII. Article D. (Minimum Space Requirements for Off-street Parking Areas.)

<i>Use</i>			<i>Minimum Parking Space Requirements</i>
(1)	<i>Residential:</i>		
	c.	Lodging Facilities	
		<u>4.</u>	<p><u>Short-term Vacation Rental</u></p> <p><u>Studio up to three (3) bedrooms: The requirement for the type of dwelling unit;</u></p> <p><u>Four (4) or more bedrooms: The requirement for the type of dwelling unit plus one space for each additional two (2) bedrooms.</u></p>