



# SHORT-TERM RENTALS WORKSHOP

November 2019

- **Regulations proposed March 2017 but were not adopted**
  - Owner opposition
  - Premature—only one complaint
- **Result is that any rental for less than 30 days is prohibited**
  - Complaint-based code enforcement

- **Locations**

- College Avenue
- Forest Drive
- Riverwalk
- Eagle's Landing

- **Concerns voiced:**

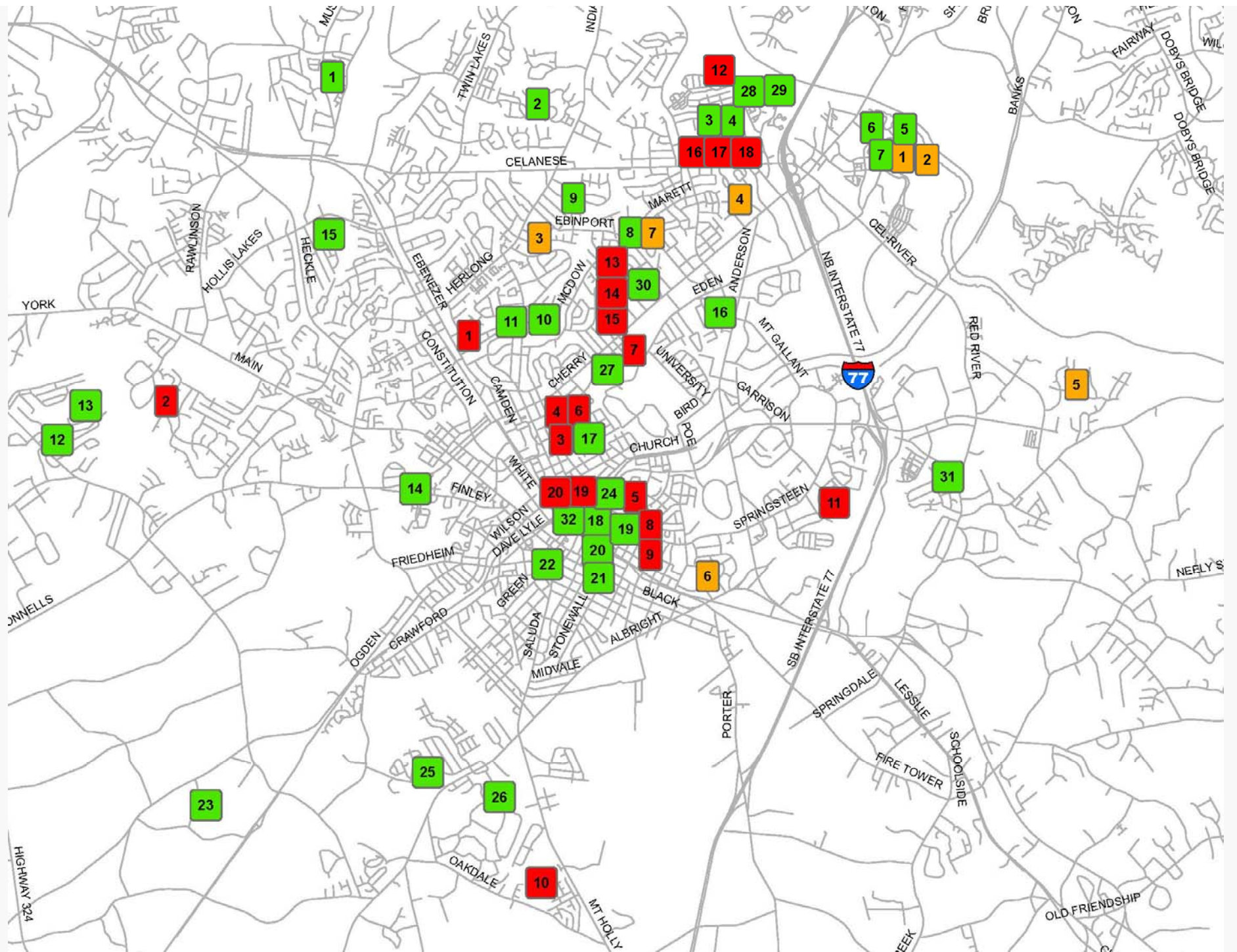
- Changing the single-family “feel” of the neighborhood
- Do not know who is supposed to be there
- Negative effect on home values
- Noise
- Partying
- Parking

# Other changes over time

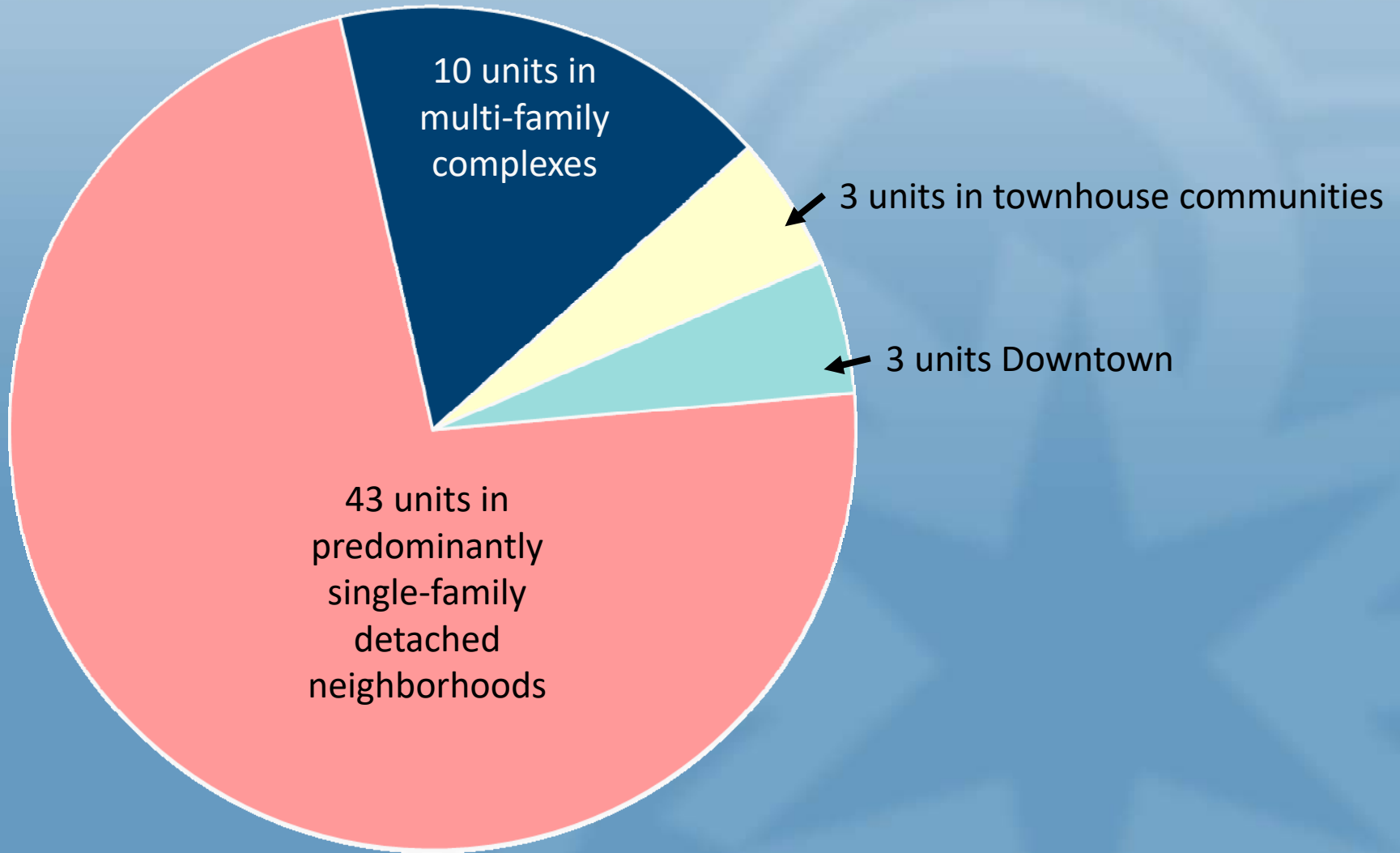
- **Increasing number of units**
  - 228% increase since March 2017 (from 18 units to 59 units)
- **Higher percentage of investor-owned properties**
  - 900% increase since March 2017 (from 2 units to 20 units)
  - 34% of overall units now

## Other characteristics

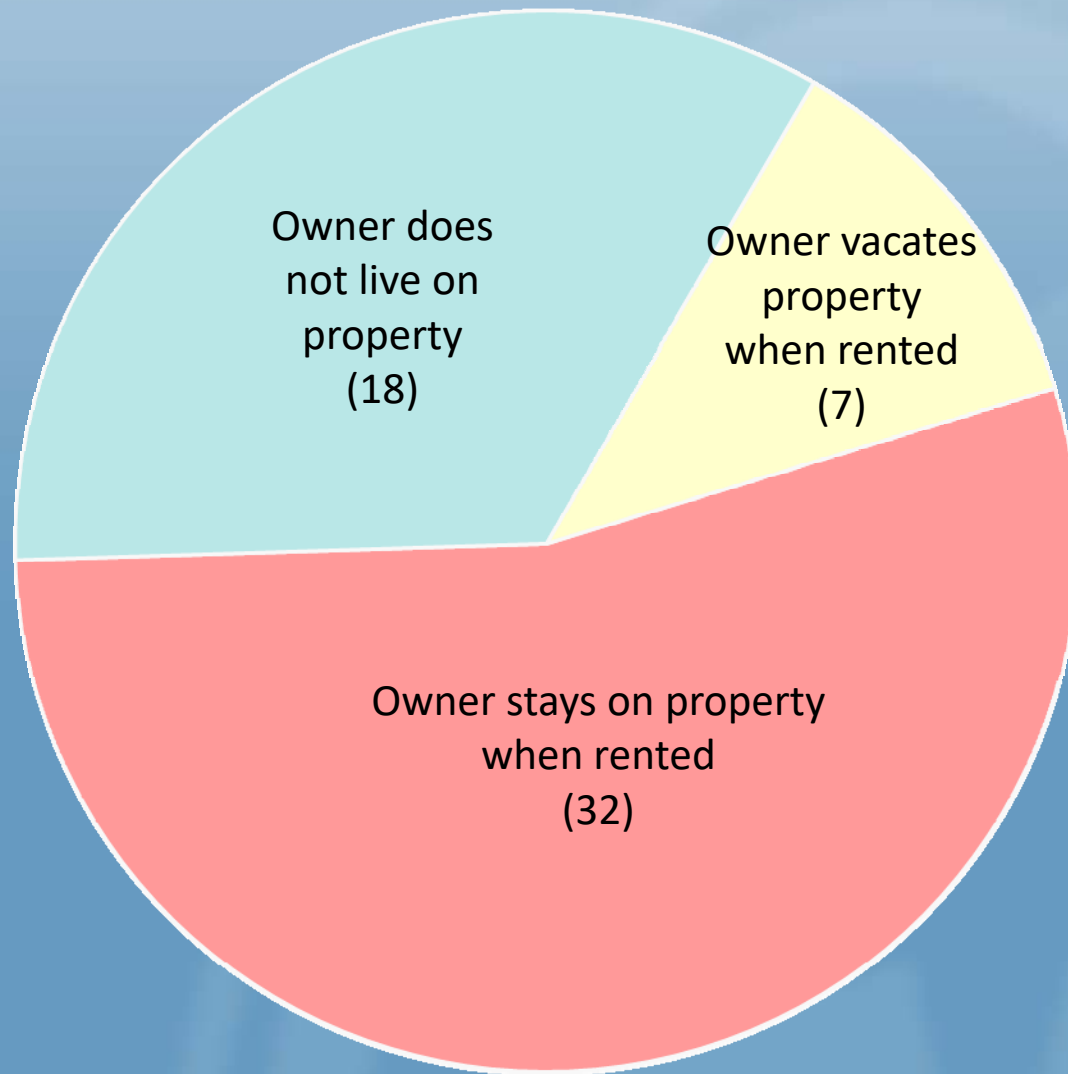
- **Spread throughout City but concentrated more in areas with activities of interest**
  - Riverwalk
  - Knowledge Park (Winthrop/Downtown/East Town)



# Neighborhood types

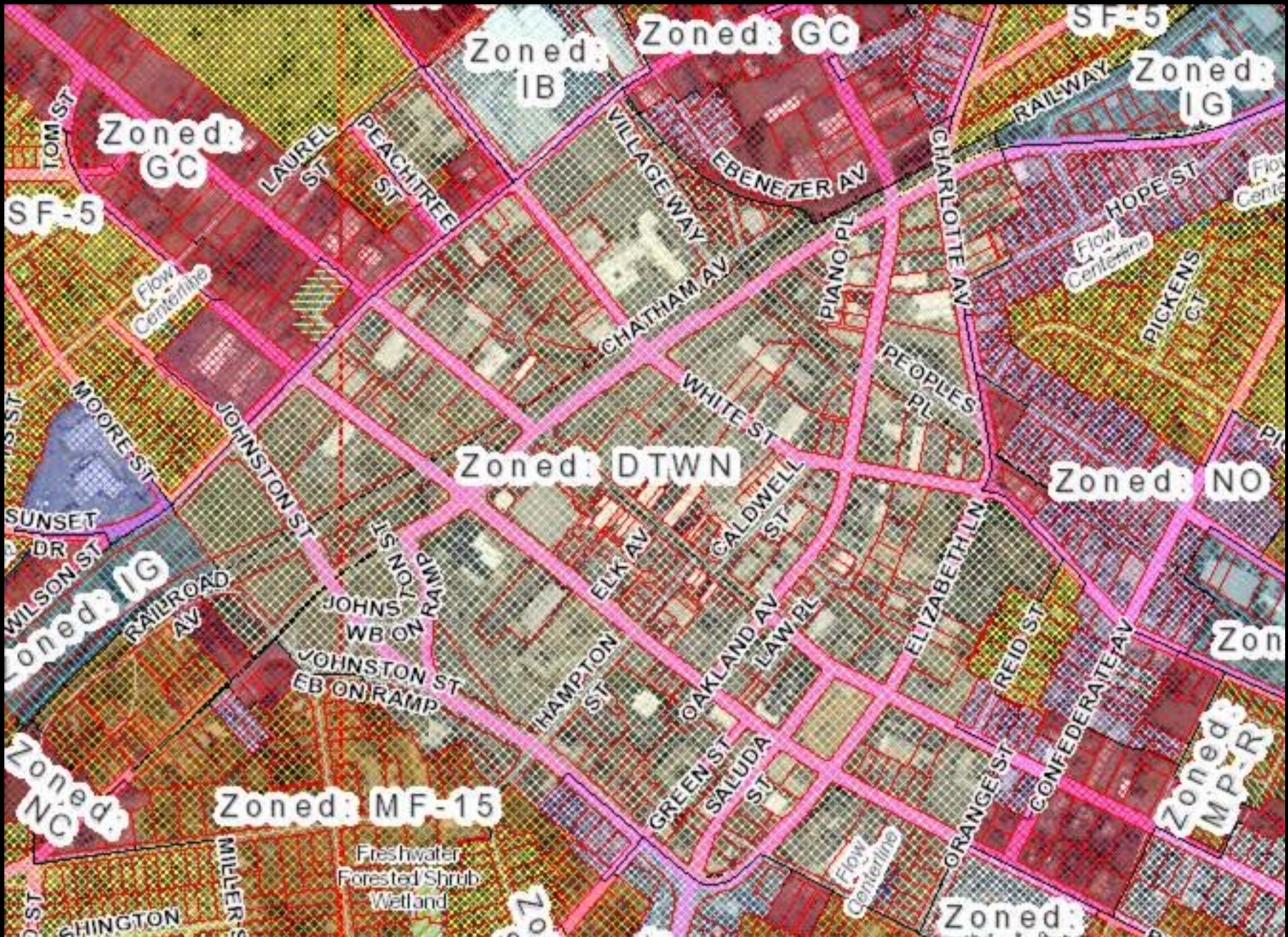


# Types of rentals





	Owner lives on property and rents for ≤14 days per year	Owner lives on property and rents for >14 days per year	Owner does not live on property
Review process	Allowed by right	Special exception (public hearing— Zoning Bd. Of Appeals)	Prohibited unless in Downtown zoning district, then allowed by right
Owner required to stay on property?		✓	
Maximum number of days/year	14	365	365
Maximum number of guests	2 per bedroom, plus 2 additional	2 per bedroom, plus 2 additional	2 per bedroom, plus 2 additional
Management of Impacts Plan required?	✓	✓	✓
Can revoke if nuisance?	✓	✓	✓
Permission of HOA or apartment manager required?		✓	✓
Additional parking required?		1 additional space if 1 bedroom rented; 2 additional spaces if 2+ bedrooms rented	No; property must be approved for parking through Downtown Parking Management Plan
Signage allowed?			1 square foot
Initial inspection required?		✓	✓
Accommodations tax required?		✓	✓
Business license required?		✓	✓
Required to post certain information?	✓	✓	✓



Zoned: GC

Zoned: IB

Zoned: GC

Zoned: IG

SF-5

SF-5

Zoned: DTWN

Zoned: NO

Zoned: IG

Zoned: MF-15

Zoned: NC

Zoned: MP/R

Zoned: NC

Zoned:

# Tentative Timeline

- **City Council workshop**—Nov. 25<sup>th</sup>
- **Planning Commission** public hearing and recommendation to City Council—Jan
- **City Council meetings** to consider approving ordinance that would put the regulations into effect—Jan and Feb

# Questions and comments

