



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:**

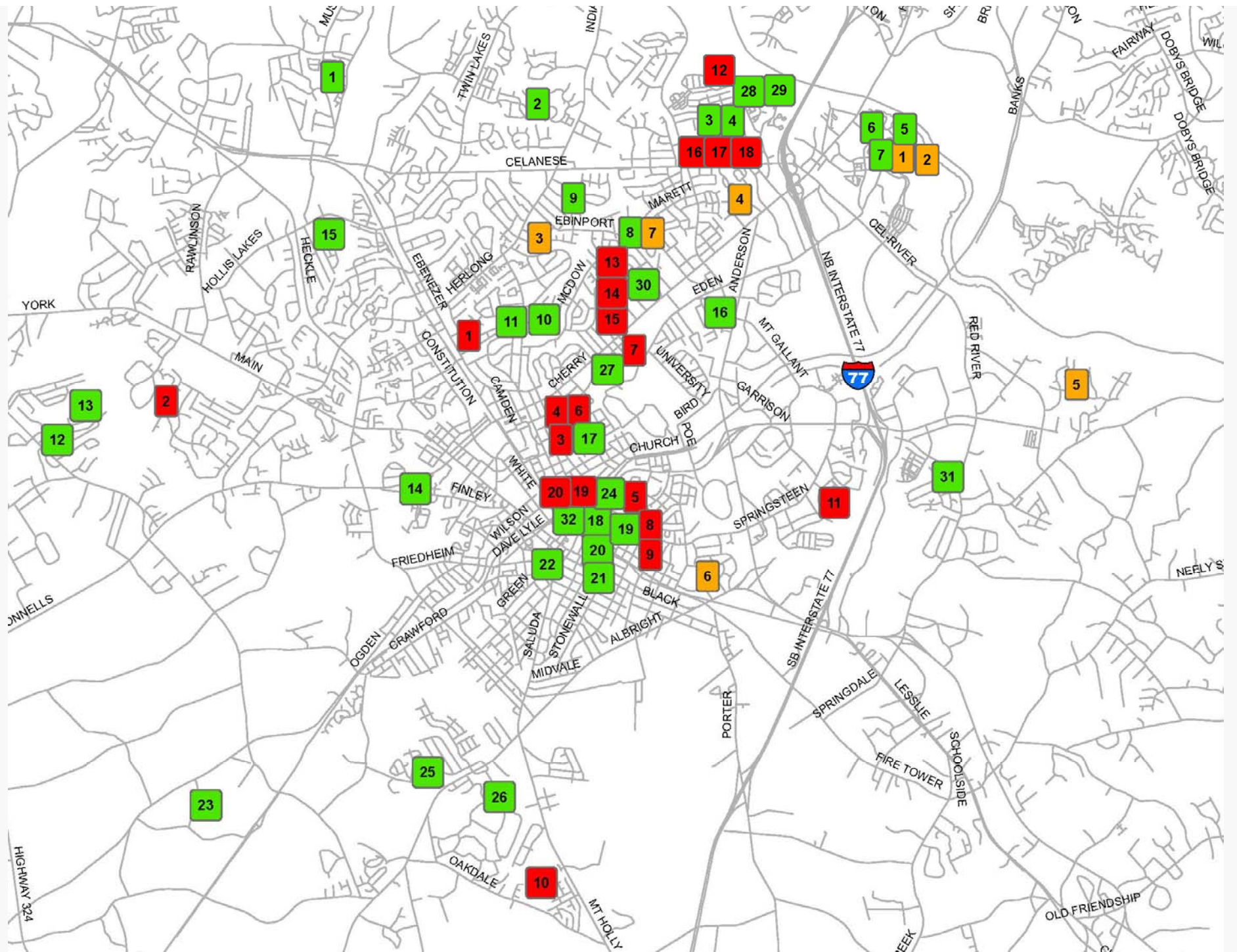
- Changing the single-family “feel” of the neighborhood
- Do not know who is supposed to be there
- Negative effect on home values
- Noise
- Partying
- Parking

Other changes over time

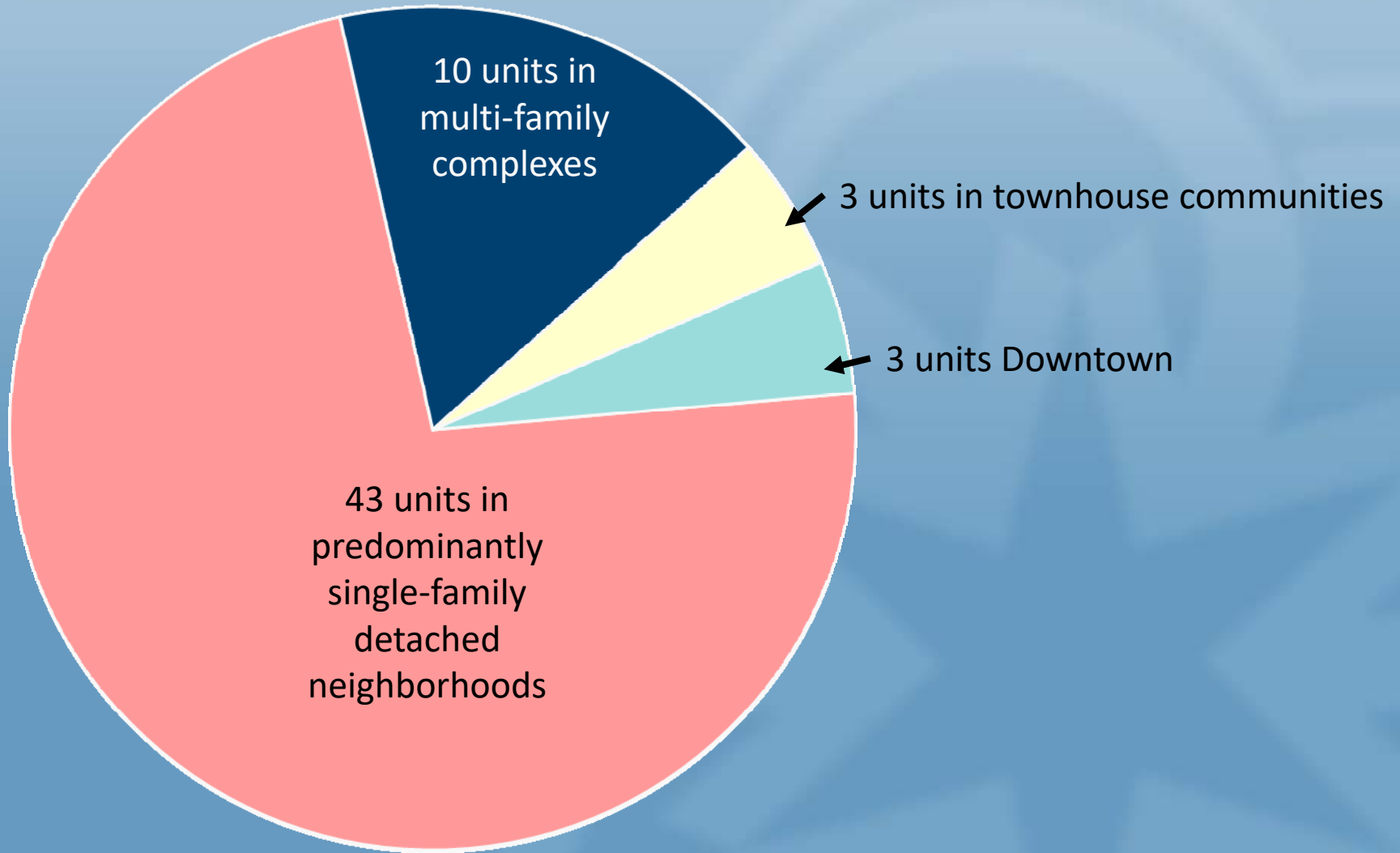
- **Increasing number of units**
 - 228% increase since March 2017 (from 18 units to 59 units)
- **Higher percentage of investor-owned properties**
 - 900% increase since March 2017 (from 2 units to 20 units)
 - 34% of overall units now

Other characteristics

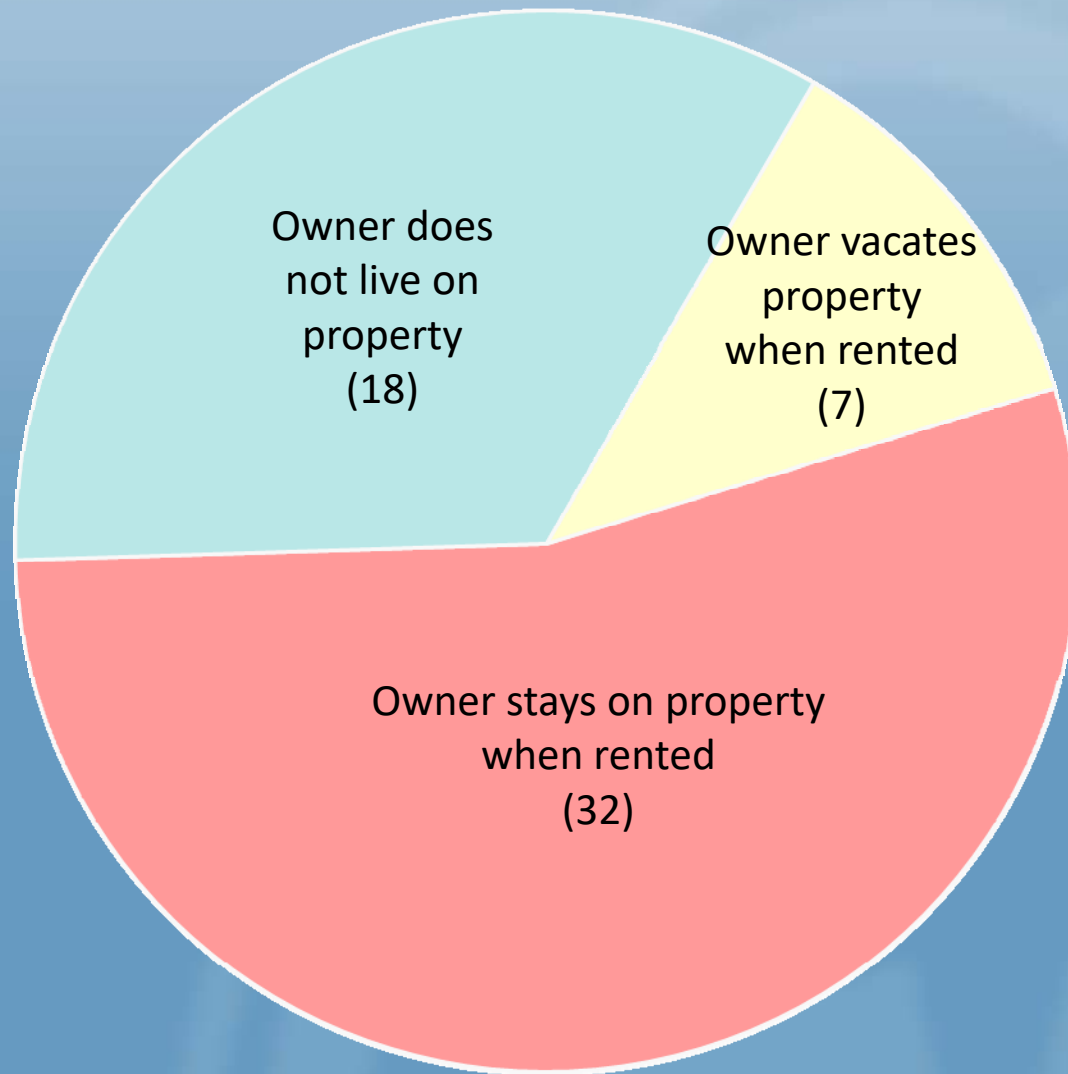
- **Spread throughout City but concentrated more in areas with activities of interest**
 - Riverwalk
 - Knowledge Park (Winthrop/Downtown/East Town)



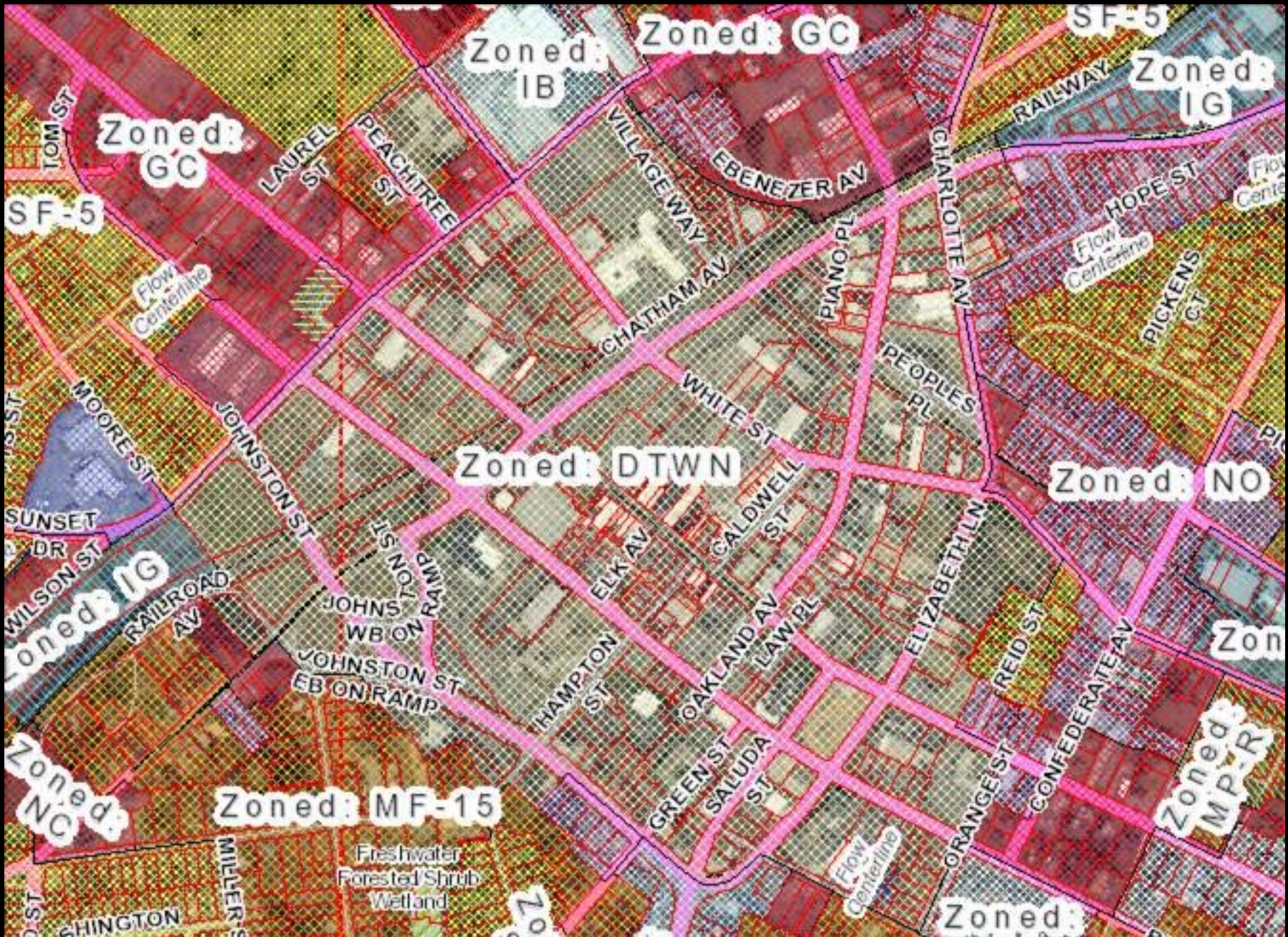
Neighborhood types



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

Zoned: DTWN

Zoned: NO

Zoned: MF-15

Zoned: MPR

SF-5

SF-5

Zoned: IG

Zoned: NC

Zoned: NC

Zoned: NC

Freshwater Forested Shrub Wetland

Flow Centerline

Flow Centerline

Flow Centerline

Flow Centerline

70

Possible framework

- Allow by right in all zoning districts (no public hearing process)
- Do not require owner to live on property
- Allow an unlimited number of stays per year
- Require short-term rental registration, with certification that:
 - HOA/apartment manager has approved or does not regulate
 - Sufficient parking exists so as not to spillover onto street (unless *bona fide* on-street parking exists in neighborhood)
 - Property will not be marketed nor used as a destination location/party house
 - If the property is not owner-occupied, the owner lives no more than 40 minutes away or uses a local property management company
 - Owner/management company are willing to take calls at any hour of the day if needed to deal with issues
 - Guest numbers will be limited to two per bedroom, plus two additional



Possible framework, cont.

- Require payment of business license and all applicable taxes (i.e., local accommodations tax)
- Provide mechanism for City Council to consider revoking the short-term rental registration if:
 - We learn the applicant was untruthful about any of the certified statements on the registration
 - Any of the certified statements are violated
 - The use becomes a nuisance, as evidenced by three valid/substantiated neighbor complaints or police calls, or one valid/substantiated incident that had widespread community impacts or substantial public safety concerns

Tentative Timeline

- **City Council workshop**—Nov. 25th
- **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

