

AN ORDINANCE

NO. _____

An ordinance amending the Unified Development Ordinance (UDO) of the Columbus Code to revise the text of certain sections of Chapter 4 Article 9 – Short-Term Rentals:

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

SECTION 1.

Section 4.9.2 of the Unified Development Ordinance is hereby amended to add a definition of owner-occupied property to read as follows:

Section 4.9.2. Definitions; general provisions.

“Owner-occupied property refers to real property which contains one or more dwelling unit(s) where the principal dwelling unit must be occupied by the property owner and constitute his/her primary and usual place of residence. Proof of owner-occupancy requires proof of a valid homestead exemption submitted with the application for a short-term vacation rental certificate. In lieu of homestead exemption, a sworn affidavit and supporting documentation establishing proof of residency must be submitted by the applicant stating that the primary dwelling unit is the legal residence and domicile of the resident. Proof of residency is required in the form of two of the following: 1) a valid Georgia Driver's License or Georgia Identification Card; 2) registration for vehicles owned by and registered in the name of the applicant; 3) Muscogee County Voter's Registration Card or 4) other documentation of permanent residence satisfactory to the Director.”

SECTION 2.

Section 4.9.6 of the Unified Development Ordinance is deleted in its entirety and replaced with a new Section 4.9.6 to read as follows:

“Section 4.9.6. Grant or denial of application.

All of-record property owners adjacent to a proposed short-term vacation rental shall be notified of the use prior to the issuance of an initial short-term vacation rental certificate. Notification shall be issued by the short-term vacation rental applicant and proof of notification provided to the city. The notification to the property owners shall include:

1. Street address of the proposed short-term vacation rental;
2. Location of any on-site parking for short-term vacation rental occupants;
3. Maximum occupancy requirements;

4. Copy of the short-term vacation exemplar rental agreement;
5. Name of the property owner(s); and
6. Name of rental agent and contact information.

Review of an application shall be conducted in accordance with due process principles and shall be granted unless the applicant fails to meet the conditions and requirements of this chapter, or otherwise fails to demonstrate the ability to comply with local, state, or federal law. Any false statements or information provided in the application are grounds for revocation, suspension and/or imposition of penalties, including denial of future applications.”

SECTION 3.

Section 4.9.7 of the Unified Development Ordinance is amended by adding four new paragraphs to read as follows:

“Section 4.9.7. Short-term rental units.

- D. A window/door sticker, provided by the Inspections and Code Department, shall be placed on the front door of the short-term rental unit for public safety purposes.
- E. Each rental unit is limited to no more than two (2) occupants per bedroom plus one additional occupant per unit.
- F. 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 rental unit.
- G. A minimum stay is considered twenty-four (24) hours. Short-term rental units shall not be rented for less than 24 hours.”

SECTION 4.

Article IX of Chapter 4 of the Unified Development Ordinance is hereby amended to add new section 4.9.10. to read as follows:

“Section 4.9.10. Historic District Limitations.

- A. In areas designated as Historic Districts as defined in Section 9.3.7, for parcels of land that are not owner-occupied, as defined in Section 4.9.2, short-term vacation rentals are limited within each Historic District as provided below:

Downtown Historic District – 35
Weracoba/St. Elmo Historic District – 20

High Uptown Historic District – 5
Liberty Heritage Historic District – 7
Waverly Terrace Historic District – 16
Wildwood Circle Historic District – 11
Wynnton Village Historic District – 27
Peacock Woods/Dimon Circle – 12
Dinglewood Historic District – 2
Wynn’s Hill Overlook Historic District – 26

- B. Permits for non-owner-occupied short term vacation rentals subject to the above stated limits shall be issued on a first come first served basis with a preference being given to any owner who has a current permit from the previous year that has remained in good standing. In the event the property owner fails to timely make application for a new annual permit, then this preference is lost, and that owner must wait for the next available space.”

SECTION 5.

Chapter 13 of the Unified Development Ordinance is amended to add a new definition of Short-term rental unit to read as follows:

Short-term rental unit means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit, either the primary structure or any approved accessory dwelling is provided 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 single family and multi-family housing types and shall exclude group living or other lodging uses, as described in Chapter 3 and defined in Chapter 13, respectively, of the Unified Development Ordinance of the Columbus Consolidated Government. A short-term rental unit may not include a motor vehicle as defined in Title 40 of the Official Code of Georgia Annotated. Such units shall be permitted and licensed in accordance with the requirements of Article 9 of Chapter 4 of this UDO.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 24th day of January, 2023; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2023 and adopted as amended at said meeting by the affirmative vote of ____ members of said Council.

AS AMENDED

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor