

Proposed Short-term Rental Zoning Text Amendment

Presented by: City Planner, Natalie Birchak



Proposed Change to MC 62-133

- *“(35) Short-term rental. A residential unit where sleeping accommodations are furnished to transient guests for a charge. This definition only applies to single structures with five or fewer guest rooms, ten or fewer total occupants, and where guests stay for fewer than 28 days.”*

Proposed Change to MC 62-162

	AG	RR	R-1	R-2	R-3	MH	LC	CC	DC	GC	LI	GI	P	Add'l Reg.
Commercial Uses														
Short-term Rentals		P	P	P	P	P			P					62- 469(8)
Lodging								P	P	P	S			

Proposed Change to MC 62-469 (Part 1)

“(8) *Short-term rental.* When permitted in the RR, R-1, R-2, R-3, MH, and DC zoning districts, short-term rentals shall be subject to the following additional requirements:

- a. Short-term rentals must obtain a license through the Community Development Department. In order to obtain a short-term rental license, the applicant shall provide the following information:
 1. A list of house rules that all guests must abide by while staying on the property. These house rules shall include a maximum number of guests not to exceed maximum occupancy rates as determined by City building and fire codes;
 2. A copy of the property deed, in which the applicant shall be listed as the deed holder;
 3. The information for a primary contact, who shall be available 24/7 if any issues arise with the rental property;
 4. A list of any other short-term rental uses and licenses the applicant has any financial stake in;
 5. A list of any other residents or entities that have direct financial stake in the proposed short-term rental, as well as the names of the primary stakeholders for any businesses or corporations with financial stake in the property;
 6. An emergency plan that demonstrates to guests how to respond to emergencies such as a fire, as well as a signed statement that there are adequate smoke and carbon monoxide detectors installed in the structure; and
 7. Any additional documentation deemed necessary by Community Development staff.

Proposed Change to MC 62-469 (Part 2)

- b. All short-term rental licenses are subject to a calendar yearly renewal. A yearly license fee as determined by the City shall be paid at the time of application submittal.
- c. Any entity is allowed to apply for or have financial stake in a maximum of two short-term rental licenses.
- d. In the event that a license is revoked due to the applicant violating one of the rules outlined above, the applicant may not apply for a new license until at least six (6) months have passed. An applicant having had multiple license revocations in the past may serve as justification to deny a new license application.
- e. The short-term rental use is only permitted in residential homes owned by the license applicant. This use is not permitted within apartment complexes, duplexes, accessory structures, or ADU's. Any residences utilized as a short-term rental shall be residential in appearance.
- f. The property must meet current zoning requirements, including proper setbacks, landscaping, and off-street parking requirements.”

Purpose of Changes

- Short-term rentals will become a permitted use within residential zoning districts.
- Limiting short-term rental uses to owner-homes residences and limiting the number of permitted short-term rentals an individual/organization can license reduces negative impacts on long-term rental and housing markets.
- Allowing for the denial of licenses due to the revocation of previous licenses gives the City the ability to limit nuisances or properties with repeat offenses from continued operations.
- Proposed license fee: \$100 annually

Comments? Questions?