

Non-primary Short Term Rentals in the CCN zone district

Noah Beals

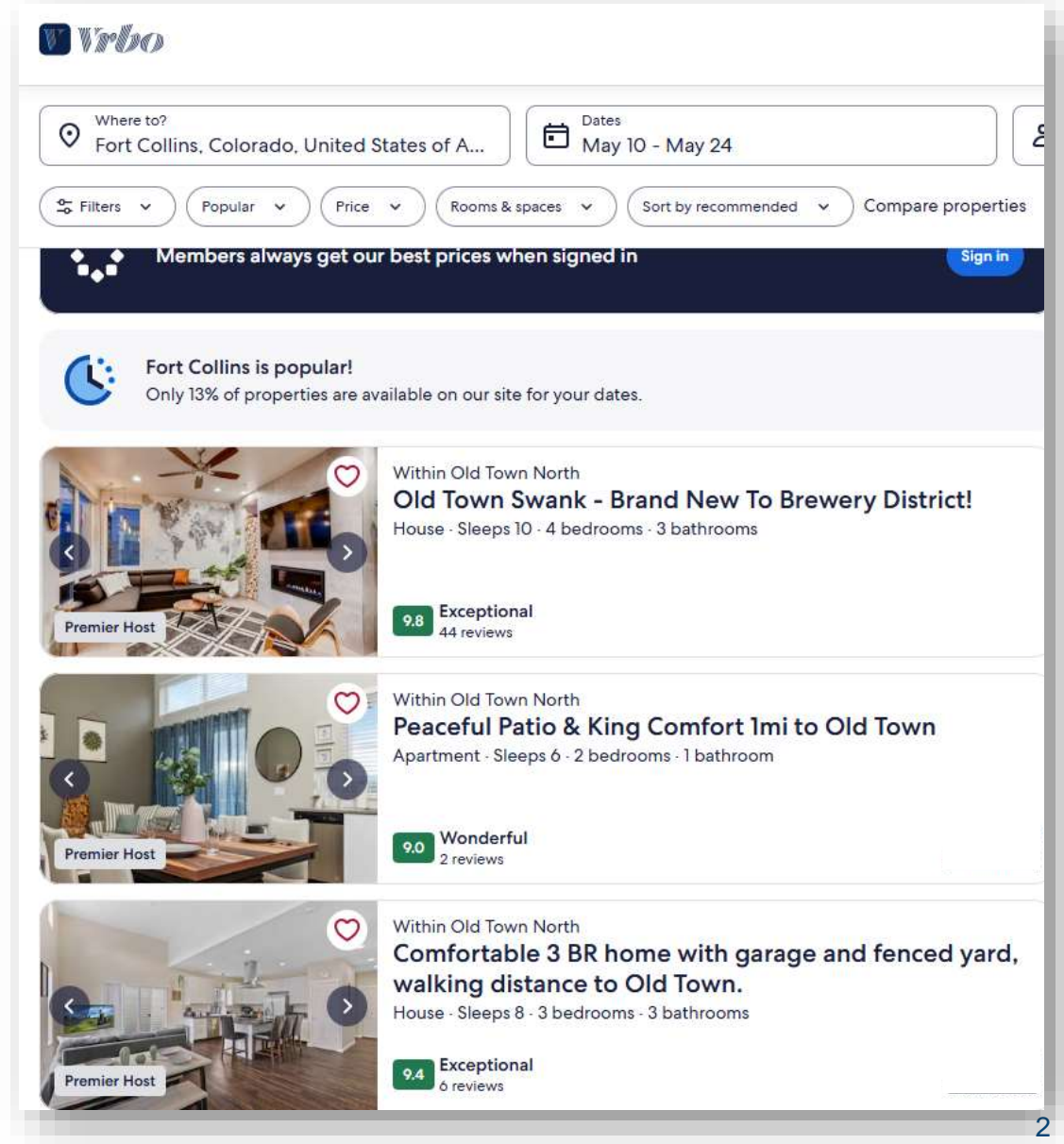
Development Review Manager



2017 Short Term Rental Regulations were adopted

Two Types of Short Term Rentals (STR)

- Primary STR, the owner must reside on the lot for 9 months of the year
- Non-primary STR, the owner does not have to reside on the lot



Vrbo

Where to?
Fort Collins, Colorado, United States of A...

Dates
May 10 - May 24

Filters Popular Price Rooms & spaces Sort by recommended Compare properties

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Fort Collins is popular!
Only 13% of properties are available on our site for your dates.

Within Old Town North
Old Town Swank - Brand New To Brewery District!
House · Sleeps 10 · 4 bedrooms · 3 bathrooms
9.8 Exceptional
44 reviews

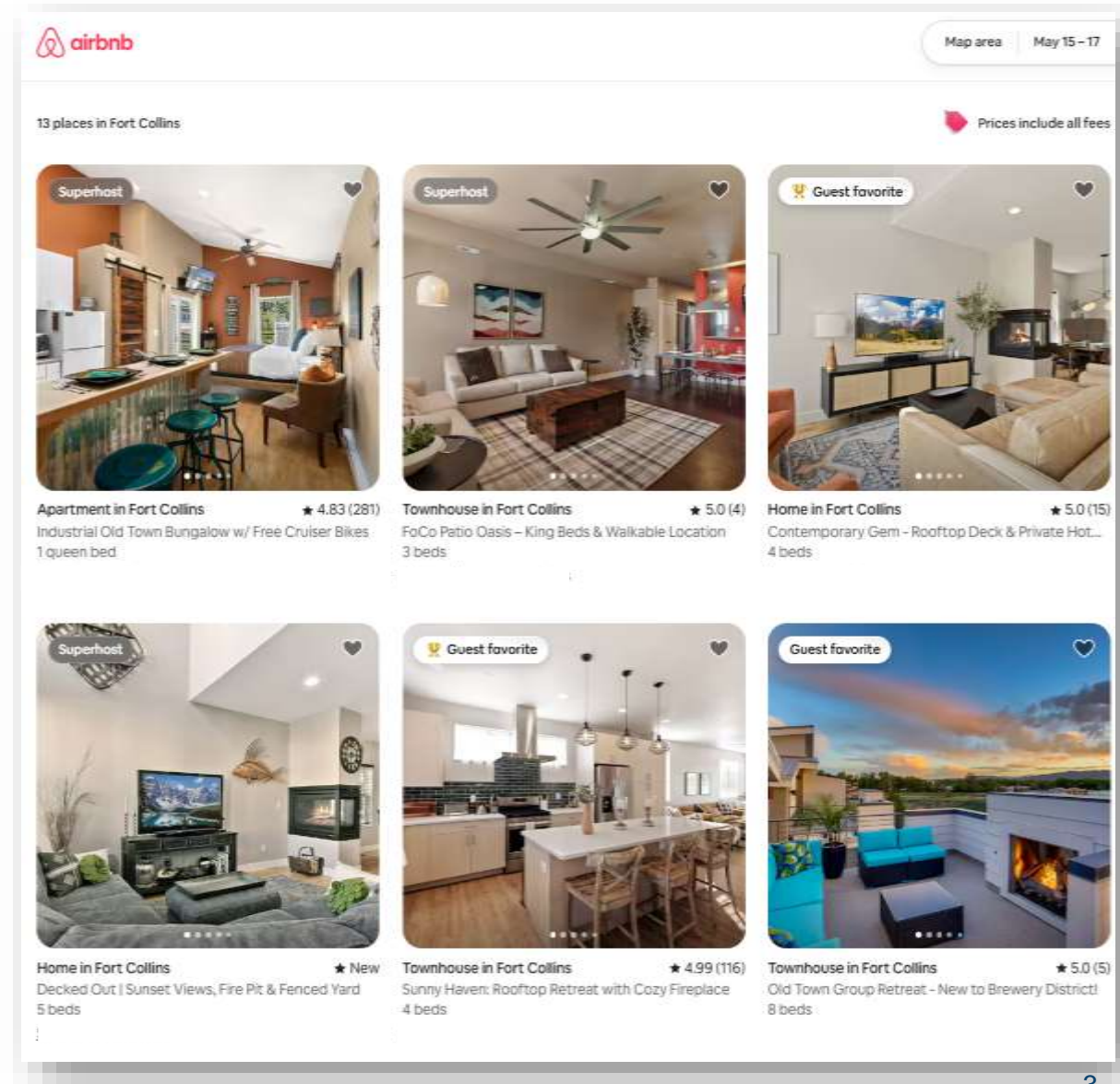
Within Old Town North
Peaceful Patio & King Comfort 1mi to Old Town
Apartment · Sleeps 6 · 2 bedrooms · 1 bathroom
9.0 Wonderful
2 reviews

Within Old Town North
Comfortable 3 BR home with garage and fenced yard, walking distance to Old Town.
House · Sleeps 8 · 3 bedrooms · 3 bathrooms
9.4 Exceptional
6 reviews

2017 Short Term Rental Regulations were adopted

Two Types of Short Term Rentals (STR)

- Primary STRs were permitted in zone districts that already allowed Bed & Breakfast use.
- Non-primary STR were permitted in zone districts that already allowed lodging establishments such as hotels and motels



Short Term Rentals

Community Commercial North College (CCN) Zone District

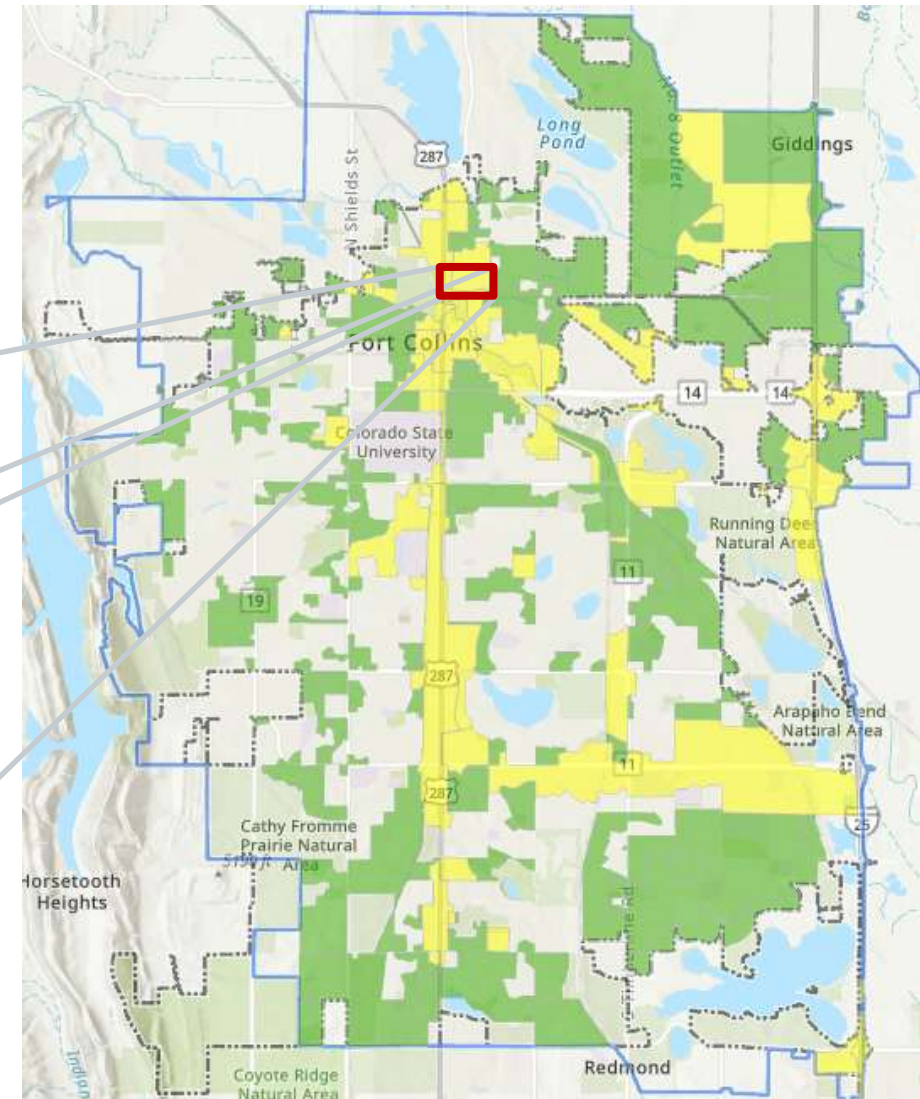
- Allowed for Lodging establishments.
- Today allows for Primary and Non-primary STRs



Short Term Rentals

Old Town North is Zoned CCN

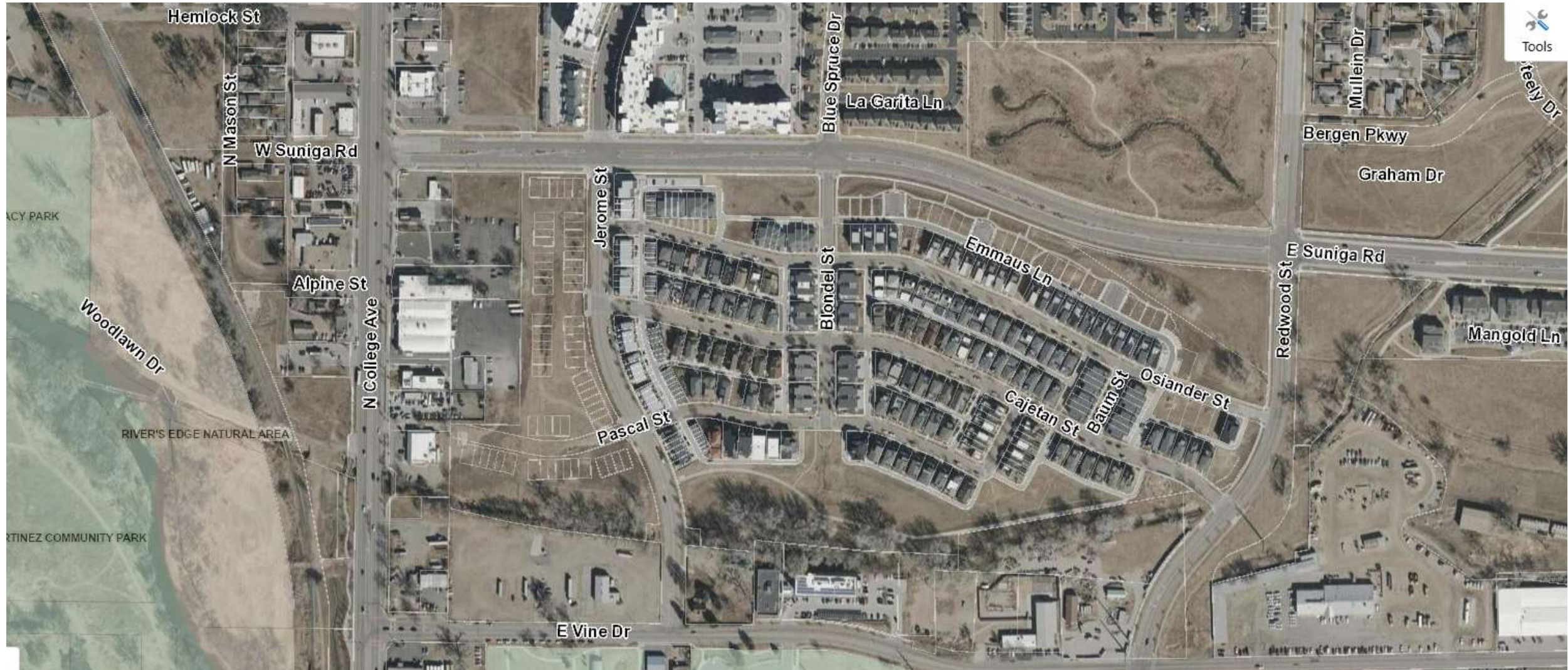
- Old Town North (OTN) developed as mostly a residential neighborhood
- It is one of the only residential neighborhood that allows for Non-primary STRs as a licensed use.



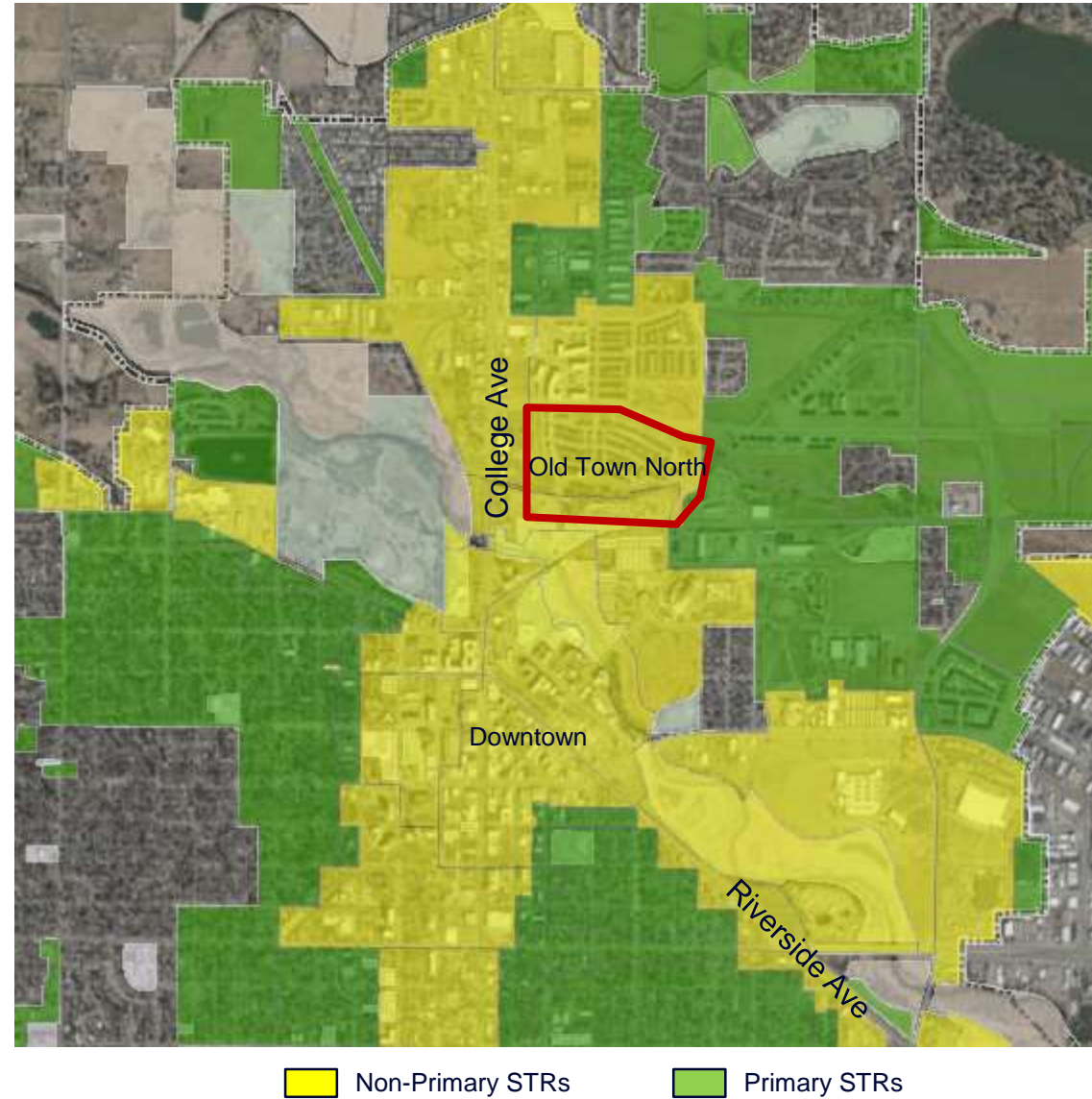
Non-Primary STRs

Primary STRs

Short Term Rentals

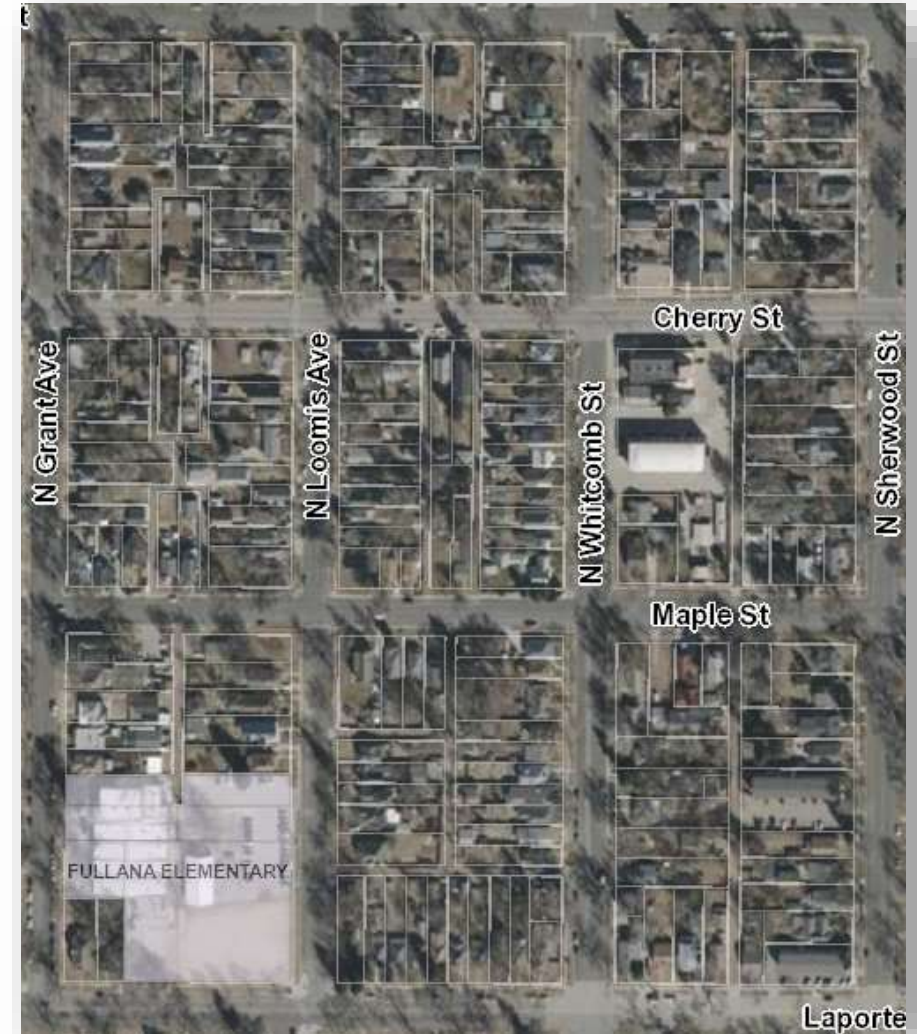
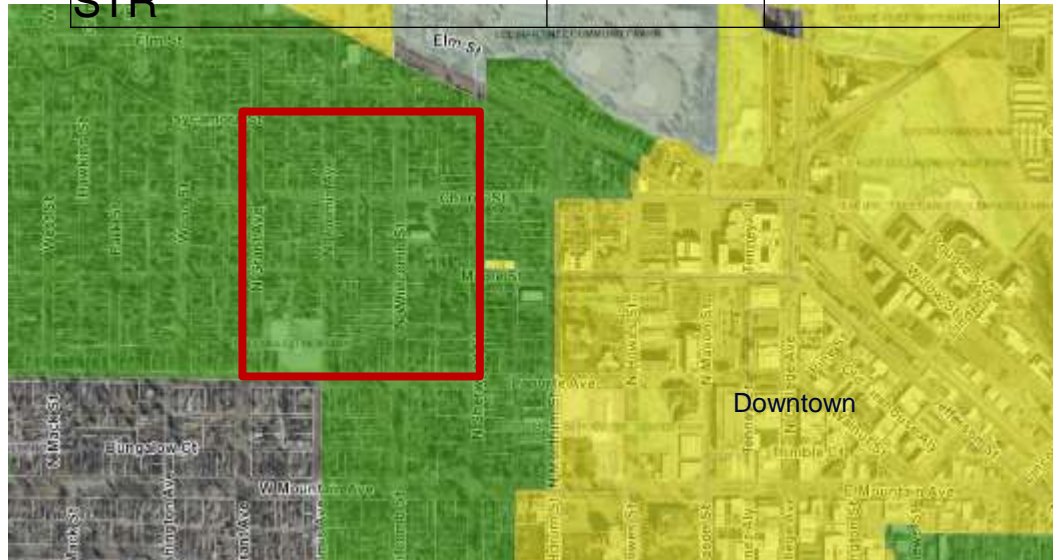


Short Term Rentals



Short Term Rentals

	Old Town North	Area West of Downtown
Zone District	CCN	OT-B
Dwelling Units	385 apprx.	575 apprx.
Non-Primary STR	73	3
Primary STR	3	16
Complaints Specific to STR	63	2

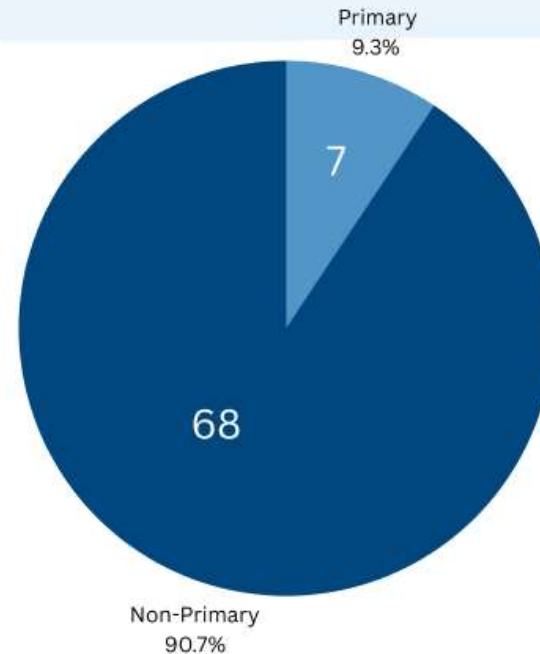
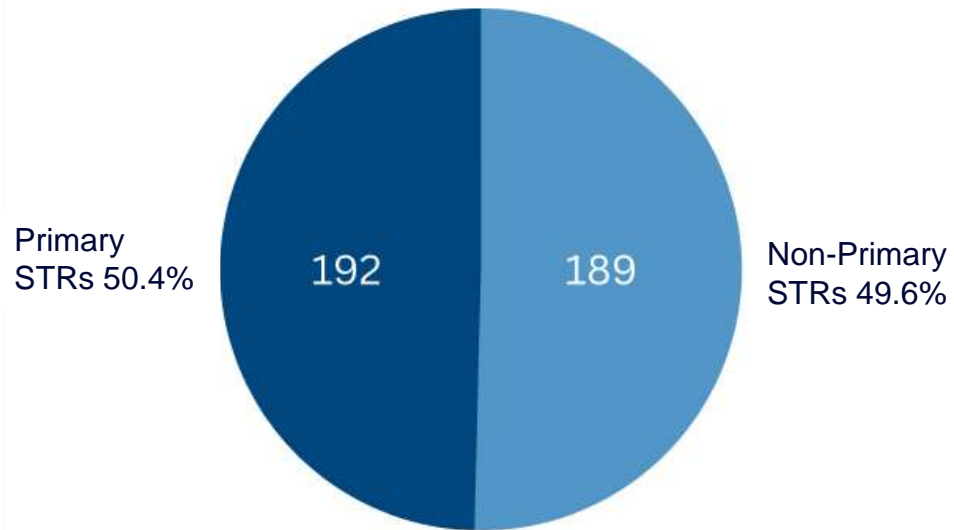


Open House for Old Town North

Current STRs in Fort Collins

STRs in Fort Collins: 381

STRs Old Town North: 75

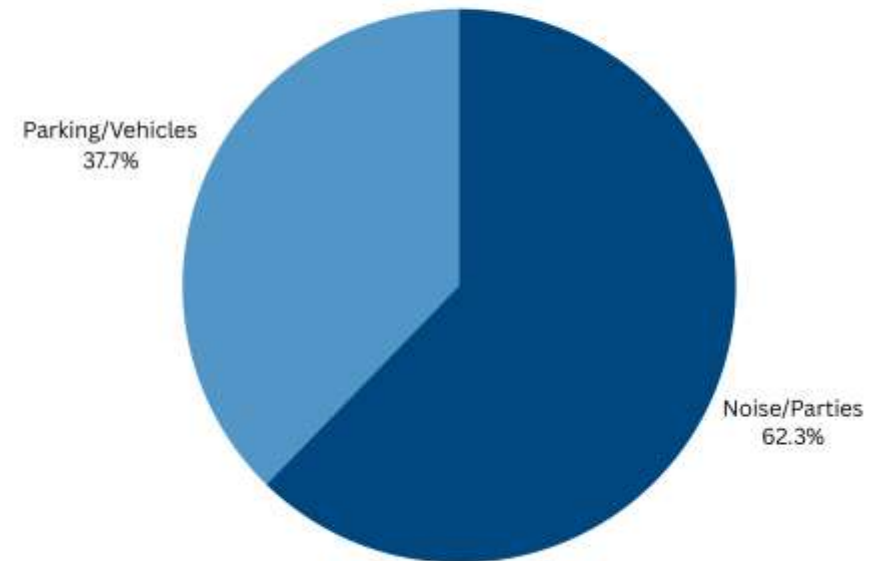
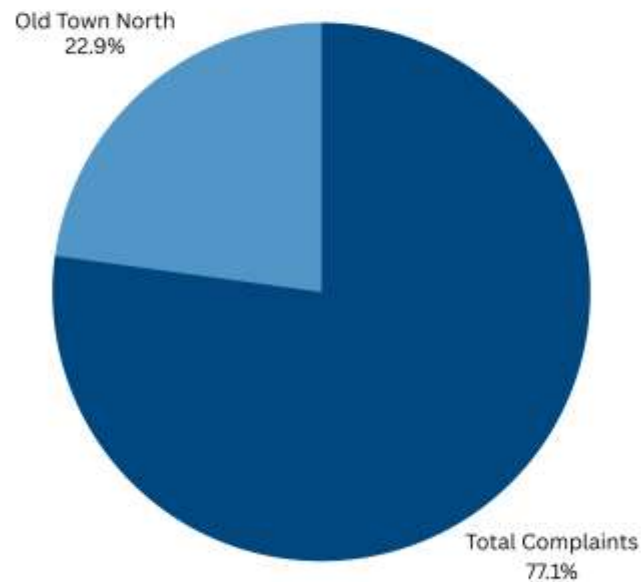


- 20% of all STRs
- 35% of Non-primary STRs in the City

Open House for Old Town North

Why Are We Talking About This?

Complaints about STRs 2019 - Today:



STR Proposed Changes to Land Use Code

TABLE OF PRIMARY USES 4.2. Residential Uses

	RESIDENTIAL DISTRICTS						MIXED-USE DISTRICTS					COMMERCIAL DISTRICTS										DOWNTOWN DISTRICTS						EMPLOYMENT, INDUSTRIAL, OTHER				
	RUL	UE	RF	RL	OT-A	MH	LMN	MMN	HMN	OT-B	OT-C	CC	CCN	CCR	CG	CG-CAC	CS	NC	CL (RA)	CL (OA)	HC	H.CORE	CA/C/NM	I/R	RC	CN	EC	E	I	POL	T	
RESIDENTIAL USES																																
Single Unit Dwelling	■	■	▨	■	■		■	■		■	■		■	▨			■		■	■	▨						■	▨				
Single Unit Attached Dwelling	▨	▨	▨				■	■		▨	■	■	■	■			■	■	■	■	▨		■	■		■	■/■	▨				
Two Unit Dwelling	▨	■	▨				■	■		▨	■	■	■	■			■	■	■	■	▨		■			■	■/■	▨				
Multi-Unit Dwelling							▨	▨	▨	▨	▨	■	■	■	■		■	■	■	▨	▨	■/■	■	■		■	▨	▨				
Mixed-Use Dwelling Units							■	▨	▨		▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	■	■	■		■	■	▨				
Accessory Dwelling Unit	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Short-Term Primary Rentals		■					■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■		■	■	■	■		
Short-Term Non-Primary Rentals													■	■	■	■			■	■	■	■	■	■		■	■	■	■			
Fraternity & Sorority Houses								▨	■		▨	▨		▨					■	■												
Manufactured Housing Community						■	▨																				▨					
Shelter for victims of domestic violence	■	■	■	■	■	■	■	■	■	■	■	■	■	■					■	■	■	■	■	■		■/■	■/■	■				



(a) Licenses issued pursuant to this Article shall be valid from the time of issuance through the following June 30. Licenses must be renewed annually and a renewed license shall be valid for the period from July 1 through the subsequent June 30.

(b) Renewal applications shall be reviewed by the Financial Officer in consultation with the Director, are subject to [§ 15-648](#), [§ 15-649](#), and must meet the standards set forth in [§ 15-644](#).

(b.5) For any license issued in a zone district that allowed such use at the time of issuance but such use is no longer allowed at the time of renewal, the licensee is eligible to apply to annually renew the issued license pursuant to the requirements of this Article provided that from the effective date of the ordinance that eliminated the licensed use, the license has not been revoked, suspended, or lapsed for any period of time, or denied renewal by the City.

(1) Any license eligible for renewal pursuant to this Subsection (b.5) shall automatically expire at the time the ownership of the licensed premises changes.

(2) The new owner of the previously licensed dwelling unit is eligible to apply for a license identical in scope to the previously issued license provided the previously issued license was continuously valid from the effective date of the ordinance that eliminated the licensed use and the new owner applies for a license within thirty (30) calendar days of the date of transfer of ownership of the dwelling unit.

Renewal of Existing Licenses

Consistent with existing non-conforming licenses proposed code change in the Municipal code would allow both:

- Existing licenses in CCN to be renewed and
- Transferred to a new owner up to 30 days after the sale of the property

P&Z Recommends approval of the proposed Land Use Code Change
Split vote 3 to 2



Dissenting votes:

- Sympathy to the negative impacts but found the changes unfair to those who invested in properties and are following the existing rules.
- Believed there are other options that could be explored to mitigate impacts.



Thank You