



## MEMORANDUM

**Date:** Jan 25, 2023  
**To:** Board of Commissioners  
**From:** Robin I. Gomez, City Manager  
**Subject:** Discuss Possible Certain Residential Amenities Rental Prohibitions

### **Background**

The continued growth of internet marketplaces that advertise, promote, and provide a platform for mainly single-family property/homeowners to rent out various home amenities including, but not limited to: pools, patios, yards, driveways, and/or rooftops on an hourly or daily basis, can be detrimental to our residential neighborhoods. Through our constitutional and statutory home rule authority to adopt regulations to advance the health, safety and welfare of residents and visitors, to preserve and protect the unique characteristics of our communities, and to ensure uses of land are consistent with the intended characteristics of established zoning districts, City staff finds it necessary to consider regulating such activities by prohibiting certain short term rentals.

### **Discussion**

Daily and/or hourly residential amenity rentals can negatively impact residential quality of life through increased vehicular traffic, consumption of limited available street parking, noise, disruptive behavior, increased trash, and other disruptions and/or impediments to the quiet enjoyment of single-family residential areas. Such rentals tend to attract visitors that normally have little to no connection with a neighborhood as well as little to no regard for occupants of adjacent and nearby homes causing unwelcome disruptions. Prohibiting such daily and/or hourly rentals is desirable to continue to maintain the health, safety, and welfare of residents particularly in single-family neighborhoods.

Adopting such regulations will not prevent residents and/or visitors from access to the various recreational and social activities including swimming, sports activities, or other given the close proximity of nearby businesses or venues properly zoned with lawful regulatory measures to ensure the minimization of negative impacts on surrounding properties.

To date, City staff have only observed the listed rental activities in nearby cities/towns. Adopting the regulations via an ordinance will proactively ensure the continued high quality of life enjoyed throughout our City mainly in residential single-family neighborhoods where the referenced activities could occur.