

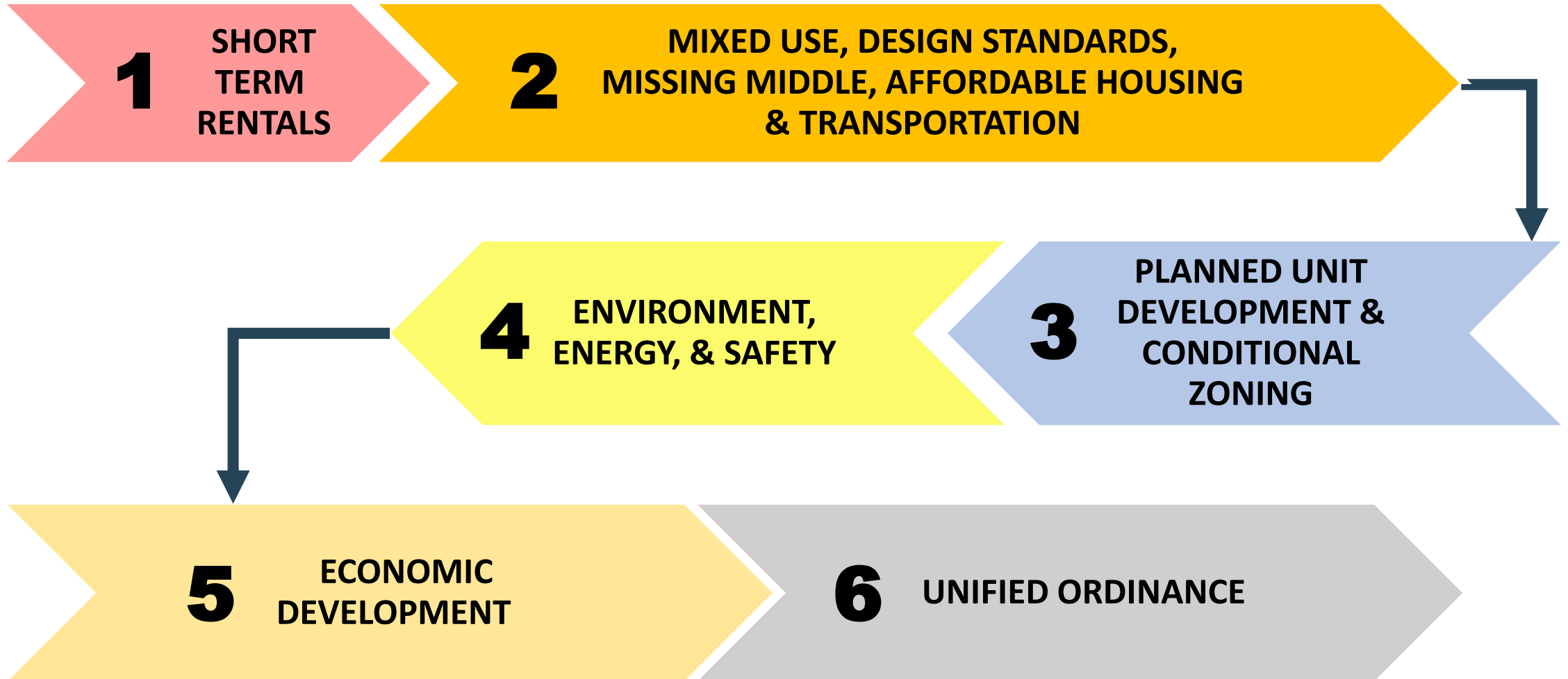


MODULE 1 - SHORT TERM RENTALS

Presented by

Planning & Development Department

TEXT AMENDMENT MODULES



COMPREHENSIVE PLAN:

GEC - Policy 7: Increase housing options and improve housing affordability for all residents. Explore protections for existing affordable housing, with...emphasis on manufactured home parks...

GEC - Action 4: Expand and protect affordable and accessible housing choices. Support a mix of housing types within growth areas to accommodate the projected demand for long-term rental and owner-occupied housing...

GEC - Action 5: ...mitigate the loss of year-round housing to short-term rentals.

ECON. DEV. - Policy 2: Provide adequate housing options for all income levels ...

STR PROCESS TIMELINE

1. **JANUARY 22** – Listening session to hear public comment
2. **FEBRUARY 5** – Board work session with staff, no public comment
3. **FEBRUARY 19** - Board work session with staff, no public comment
4. **MARCH 4** – PUBLIC HEARING
 - Board member discussion and public comment
 - Vote on recommendation to Commissioners

PROCESS OVERVIEW



PROCESS HIGHLIGHTS:

- 5 Step process covering research through implementation
- Creation of an inter-departmental Committee to provide technical feedback
- Incorporation of the Equity Analysis Tool
- Meetings with the Planning Board and Commissioners prior to public hearings

Grandfathering

Pre-existing STR's which do NOT meet the proposed requirements could continue operating based on these standards:

1. Owner must apply for a Zoning permit to establish the STR as a legal, non-conforming use
2. The STR must be located within a structure that is approved for habitation
3. Grandfathering ends if the home ceases to be used for a STR every six months, OR if the property is transferred by deed

SUMMARY OF PROPOSED TEXT AMENDMENTS

Limit use of homes for STRs to commercial districts and in Open Use (NS, CS, EMP, PS, CR, and OU)

Change definition to allow STRs only in single-family detached units

Lower maximum gross floor area that can be used for an STR

Clarify definition of STR : 2 to 30 day rental

Prohibit STRs in Manufactured Home Parks and where density bonuses are provided

Create Special Requirements for STRs in permitted districts

Provide Zoning permit process to grant legal status to pre-existing, non-conforming STRs

To keep legal non-conforming status, unit must be rented minimum of 2 nights every 180 days

Transfer of property by deed shall end the grandfathered status of the non-conforming STR

Requirements for NEW STRs

- **Parking**
- **Solid Waste Disposal**
- **Spacing between units**
- **Bathrooms**
- **Signage**
- **Management**
- **Addressing**
- **Access**
- **Buffering**
- **Not allowed within a:**
 - **Manufactured Home Parks**
 - **PUDs, Conservation, COD, etc.**
- **Limits on:**
 - **event sizes**
 - **occupancy number**
 - **type of structure that can be used:**
 - **Attached vs. Detached Dwellings**

NEXT STEPS/QUESTIONS