



Proposed Short Term Rental Ordinance Modifications

Draft Presented at B-Session	Revised Draft Based on B-Session Comments
Density/Special Exceptions	
Required all Type 2 STRs in Residential Districts to apply for a Special Exception from the Board of Adjustment	<p>Allows Type 2 STRs by right in all districts but sets density limitations. Once density limitations are met, any additional Type 2 STRs would require a special exception.</p> <ol style="list-style-type: none">1. In Residential Districts, no more than 12.5% of the blockface2. In Multi-family buildings with 1 to 7 units, 1 Type 2 STR3. In Multi-family buildings with 8 or more units, 12.5% of the units
Bed and Breakfasts	
Included established bed and breakfasts in the density calculations. (Added a result of BOA, PC, ZC Recommendations)	No change.
City Housing Incentives	
No mention of City Housing Incentives.	<ol style="list-style-type: none">1. Adds a definition of "City Housing Incentive."2. Adds language stating that any property that received a City Housing Incentive is ineligible to receive a permit for an STR.
Event and Other Uses	
Not specified.	Added language that states that STR operators cannot provide food and beverage service, or event spaces (such as for weddings, parties, or meetings).
Fees	
Initial Registration Fee: \$200.00 Renewal Fee (every three years): \$100.00	Initial Registration Fee: \$100.00 Renewal Fee (every three years): \$100.00
Streamlining of Process	
Required an initial inspection by a City inspector of all safety and other requirements in the ordinance.	Allows a self-certification from the STR applicant of all safety and other requirements in the ordinance and specifies that City inspections would be conducted upon suspicion or complaint, in compliance with established code enforcement procedures.

Original Draft	Revised Draft
Clarifications	
No specific language.	Added language that clarifies that all individual units require a separate STR permit. Also added language that states that, on residential properties, one accessory dwelling units (such as granny flats or half of a duplex) under common ownership shall be considered Type 1 STRs, and any additional units are to be considered Type 2; in multi-family buildings, one additional unit in multi-family building under common ownership as a Type 1 STR can also be considered a Type 1 STR.
Required permit application be made “in writing”	Added language to specifically state that an application can be made electronically or in writing to facilitate the electronic permit process.
Used the term “but” when stating that a 1 square foot identifying nameplate was allowed for a Type 2 STR.	Added clarifying language that specifically states that a Type 2 STR can have a 1 square foot identifying nameplate.
Additional Criteria for Board of Adjustment	
Added an additional criterion for the Board of Adjustment to consider the character of a neighborhood in granting a special exception for a Type 2 STR which exceeds density allowances. (Added a result of BOA, PC, ZC Recommendations)	No change.