

Short-Term Rentals

- March 26, 2019 – Short-term rental regulations adopted by City Council (Article DD of the Zoning Ordinance).
- STRs defined as “[t]he provision of a dwelling unit, a bedroom or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.”
- Grace period in effect until August 1, 2019.

Short-Term Rentals

- SUPs are valid for indefinite period of time, except that
 - Operation must begin within 12 months of approval date of SUP.
 - If the operation ceases for a continuous period of 2 years, then the SUP terminates.
- SUPs are not restricted to the applicant or STR operator, but transfers to future property owners.

Short-Term Rentals

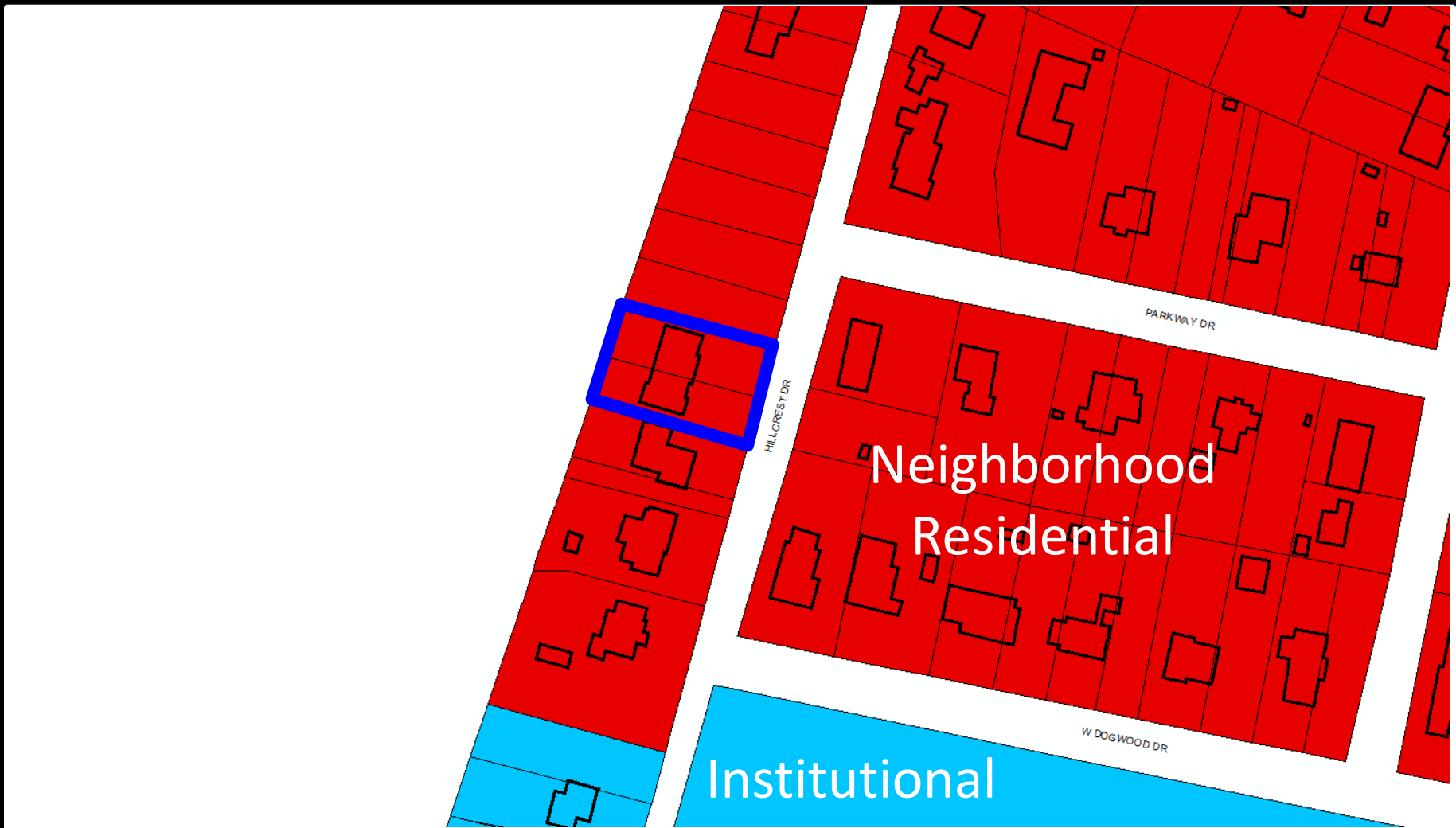
Sec. 10-3-126. - Special conditions.

- (a) In granting any special use permit, the city council may impose such conditions as it believes necessary to accomplish the objectives of this chapter and to assure that the proposed use will conform with the requirements of this section and will continue to do so. Such standards may include, but need not be limited to: (1) Additional open space, landscaping or screening requirements. (2) Additional yard requirements. (3) Special lighting requirements. (4) Time limitations on hours of operation. (5) Additional off-street parking and loading requirements. (6) Additional utility, drainage and public facility requirements. (7) Additional right-of-way and public access requirements. (8) Additional requirements to ensure compatibility with the Comprehensive Plan. (9) Conditions for renewal, extension, expiration, and/or revocation of special use permit.

Short-Term Rentals

- “Accommodation spaces” – any room offered for sleeping.
- Off-Street Parking
 - Section 10-3-25(28) requires STRs to provide 1 parking space for each accommodation space, or may be more or less restrictive as conditioned by the SUP.
 - Section 10-3-25(7) requires non-transient dwellings to provide parking spaces.

Special Use Permit – 1451 Hillcrest Dr. (Short-term rental)





SPECIAL USE PERMIT



Information:

540-432-7700

Applicants' Plans

- Three STR accommodation spaces for total of six individuals
 - 2 accommodation spaces in the basement of the main dwelling unit.
 - 1 accommodation space in the second dwelling unit.
- The property is the applicants' primary residence.
- Applicant will be present during the lodging period.



Recommendation

Staff and Planning Commission (7-0) recommends approving the SUP request with the following conditions:

1. Prior to beginning operations, a CO must be issued for the building.
2. The site shall be the operator's primary residence.
3. An operator shall be present on the site during the lodging period within any dwelling unit.
4. All STR accommodations shall be within the principle structure.
5. There shall be no more than three STR guest room or accommodation spaces.

Conditions Continued...

6. The number of guests at one time shall be limited to six.
7. Prior to operation, the operator shall submit to City staff a completed Short-Term Rental Pre-Operation Form.
Furthermore, the operator shall maintain compliance with the Pre-Operation Form when short-term rental guests are present.
8. Minimum off-street parking spaces do not need to be delineated and can be accommodated utilizing the driveway or other areas on the property.
9. If in the opinion of Planning Commission or City Council, the short term rental becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.