Zoning Ordinance Amendments Homestays and Short-term Rentals



Amendments to:

- Section 10-3-24 Definitions
- Section 10-3-25.1 Off-street bicycle parking regulations
- To the title of Article DD
- Section 10-3-205 General Regulations

That Section 10-3-24 is amended as shown:

Bed and breakfast facilities: See "short-term rental."

Homestay: In a single-family detached, duplex, or townhouse dwelling unit, the provision of a the dwelling unit guest room or an accommodation space within the dwelling unit principal 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.

Short-term rental: The provision of a dwelling unit, an accessory building, or an accommodation space within either building a guest room 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.

That Section 10-3-25.1 is amended as shown:

(3) Bicycle parking space requirements by use:

| Townhouses and multifamily dwellings1 space/6 dwelling units or 4 spaces minimum, whichever is greaterHotels, motels, and similar transient housing4 spaces minimum (Bed and breakfast faeilities-Homestays and short-term rentals have no minimum requirement)Hospitals, nursing homes, and similar care facilities1 space/20,000 square feet of gross floor area or 4 spaces minimum, whichever is greaterHouses of worship, theaters, auditoriums, stadiums, smuseums, libraries, recreational and leisure-time activities, and similar1 space/10,000 square feet of gross floor area or 4 spaces minimum, whichever is greaterEducational1 space/20 vehicle spaces provided or 4 spaces minimum, whichever is greaterChild day care centers4 spaces minimum mum, whichever is greaterChild day care centers4 spaces minimum space/20,000 square feet of gross floor area or 4 spaces provided or 4 spaces minimum, whichever is greaterGeneral retail, restaurants, and personal service establishments1 space/10,000 square feet of gross floor area or 4 spaces minimum, whichever is greaterIndustrial uses, manufacturing, warehousing, auto service establishments, veterinarian offices, and animal hospitals and kennels2 spaces minimum | Use | Parking Requirement |
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| | and animal hospitals and kennels | |

That Article DD. is amended as shown:

Article DD. HOMESTAYS AND SHORT-TERM RENTALS

Sec. 10-3-205. General Regulations

Option #1

(2) Operators shall maintain the property dwelling as their primary residence, as indicated on a state-issued license or identification card or other documentation deemed acceptable by the Zoning Administrator.

OR

Option #2

(2) Operators shall maintain the property as their primary residence, as indicated on a stateissued license or identification card or other documentation deemed acceptable by the <u>Zoning Administrator</u>.

Recommendation

Staff and Planning Commission (7-0) recommended approval of the amendments as presented for Option #1.