

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 at 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:

Use	Parking Requirement
Townhouses and multifamily dwellings	1 space/6 dwelling units or 4 spaces minimum, whichever is greater
Hotels, motels, and similar transient housing	4 spaces minimum (Bed and breakfast facilities <u>Homestays and short-term rentals</u> have no minimum requirement)
Hospitals, nursing homes, and similar care facilities	1 space/20,000 square feet of gross floor area or 4 spaces minimum, whichever is greater
Houses of worship, theaters, auditoriums, stadiums, amphitheaters, and similar uses	0.5% of maximum occupant load or 4 spaces minimum, whichever is greater
Community centers, private clubs, museums, libraries, recreational and leisure-time activities, and similar uses	1 space/10,000 square feet of gross floor area or 4 spaces minimum, whichever is greater
Educational	1 space/20 vehicle spaces provided or 4 spaces minimum, whichever is greater
Child day care centers	4 spaces minimum
Business or professional offices and financial institutions	1 space/20,000 square feet of gross floor area or 4 spaces minimum, whichever is greater
General retail, restaurants, and personal service establishments	1 space/10,000 square feet of gross floor area or 4 spaces minimum, whichever is greater
Industrial uses, manufacturing, warehousing, auto service establishments, veterinarian offices, and animal hospitals and kennels	2 spaces minimum

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 state-issued license or identification card or other documentation deemed acceptable by the Zoning Administrator.

Recommendation

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

