



# Zoning Ordinance Amendment – New Homestay & Amend Short-Term Rentals

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*A short-term rental (STR) is defined in the ZO as “[t]he provision of a dwelling unit, a ~~bedroom~~ 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.”*

# Since March 2019

- 33 total applications were received for STRs.
- City Council has approved 25 STRs (24 were approved unanimously).
- 7 applications were withdrawn by applicants or denied by City Council.
- 1 application remains tabled by City Council.

# October & December 2019 Work Sessions

1. Should the City allow homestays and/or STRs?
2. Who is the STR operator and what are the requirements and responsibilities of the operator? What are the expectations of the operator?
3. How many nights per year can homestays and STRs be allowed to operate and how long are guests allowed to stay?
4. Where can homestays and STRs be allowed to operate, and how many guests and accommodation spaces should be allowed?
5. What are the parking requirements for homestays and STRs?
6. Depending on the responses above, should the City rename “short-term rentals” to “bed and breakfasts?”
7. Should the City require homestay operators to register?

# Proposed “Homestay” Use

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

Allowed by right in certain situations

City Council review and approval would not be required

## By Right Homestay

## STR by SUP

*Must be operator's primary residence.*

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*If the operator is not the property owner, then the operator must be present during the lodging period.*

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*Lodging periods limited to less than 30 consecutive nights.*

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*May operate up to 90 nights per calendar year.*

No limit on number of nights that the STR can operate per year unless conditioned by SUP.

*Maximum of 4 guests.*

No maximum number of guests unless conditioned by SUP.

## By Right Homestay

## STR by SUP

*Allowed in all zoning districts in which residential uses are allowed.*

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*Allowed in single-family detached, duplex, and townhomes.*

Allowed in single-family detached, duplex, townhomes, and multi-family units. Note that multi-family units will likely require physical renovations, which will necessitate proper Building and trade permits and associated inspections.

*No off-street parking requirements.*

One off-street parking space for each accommodation space, unless conditioned otherwise.

*Annual registration - \$25/year*

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# **Recommendation**

**Staff and Planning Commission recommended approval (5-0) to approve the Ordinance amendments.**