

Text in red indicates the ordinance or code that is applicable to that section of the document, and in some cases the text will only appear in the application for a short-term rental permit.

## PROPOSED SHORT TERM RENTAL CATEGORIES

November 3, 2016

Type of Rental	Homestay	Vacation Home Rental (VHR)
<b>Key Features</b>	Not Primarily a Rental. Owner in Residence.	House Rental for ≥ 1 day to one lessee; Owner may or may not reside here part of the year.
<b>Where a Principal Use? - Z.O.</b>	RG, RS, RM, OS, BC, CBD, TN-R, TN-CR, GC-MU, G3, G5, NL	RG, RS, RM, OS, BC, CBD, TN-R, TN-CR, GC-MU, G3, G5, NL
<b>Where a Cond. Use? - Z.O.</b>	Nowhere	Nowhere
<b>Use by Appeals/Application - RFSC</b>	Via a Rental Registration Application.	Via a Rental Registration Application.
<b>Time of Stay Limit - RFSC</b>	No limit (one night - 365 nights per year), but intend to rent for less than 30 days.	No limit (one night - 365 nights per year), but intend to rent for less than 30 days.
<b>Total Annual Stay Limit - RFSC</b>	No limit	No limit
<b>Number of Bedrooms Limit - RFSC</b>	Three (3) or less rented bedrooms	Four (4) or less rented bedrooms
<b>Minimum Room Size - RFSC</b>	Yes, 70 sq ft/50 sq ft per occupant (per Life Safety Code)	Yes, 70 sq ft/50 sq ft per occupant (per Life Safety Code)
<b>Proximity Limit - Incorporated into Zoning Ordinance - Application should include graphic example for Residential Districts. Z.O. will not specify any proximity requirements for commercial/mixed-use districts</b>	In single family zoning districts: One per street segment (block face between intersections), except where block is >500 feet between corners, in which case there may be two per street segment as long as there is at least 100 feet measured horizontally between the property lines of the two homestays in the same street segment. Corner houses count on the block face/street of which the address is registered. For Multi-Family Residential (RM) zoning districts or other multi-unit housing structures outside of RM districts, short-term rental is limited to units owned or occupied by property owners - subletting is not allowed; a maximum of one unit may be rented for a short-term basis in housing structures/complexes that have up to nine units. In mixed-use districts (where commercial and residential uses are permitted on the same lot) there are no restrictions on the proximity of short-term rental units.	In single family zoning districts: One per street segment (block face between intersections), except where block is >500 feet between corners, in which case there may be two per street segment as long as there is at least 100 feet measured horizontally between the property lines of the two vacation home rentals in the same street segment. Corner houses count on the block face/street of which the address is registered. For Multi-Family Residential (RM) zoning districts, or other multi-unit housing structures outside of RM districts, short-term rental is limited to units owned or occupied by property owners - subletting is not allowed; a maximum of one unit may be rented for a short-term basis in housing structures/complexes that have up to nine units; a maximum of ten percent of units may be rented for a short-term basis in housing structures/complexes that have ten or more units. In mixed-use districts (where commercial and residential uses are permitted on the same lot) there are no restrictions on the proximity of short-term rental units.
<b>Minimum Parking Standard - Incorporated into Zoning Ordinance</b>	Single-family and duplex dwelling units (DUs): 2 parking spaces/dwelling unit minimum. Allow parking off site, without limitation (remove zoning district requirement for on-site parking), except for RM zoning districts and for new multi-family developments in mixed-use zoning districts). For 3 or 4 DUs require two spaces for each unit and subtract one from the total (3 DUs = 5 spaces, 4 DUs = 7 spaces); For 5 or more DUs require two for each unit and subtract two from the total (5 DUs = 8 spaces, 6 DUs = 10 spaces).	Single-family and duplex dwelling units (DUs): 2 parking spaces/dwelling unit minimum. Allow parking off site, without limitation(remove zoning district requirement for on-site parking), except for RM zoning districts and for new multi-family developments in mixed-use zoning districts). For 3 or 4 DUs require two spaces for each unit and subtract one from the total (3 DUs = 5 spaces, 4 DUs = 7 spaces); For 5 or more DUs require two for each unit and subtract two from the total (5 DUs = 8 spaces, 6 DUs = 10 spaces).
<b>Maximum Parking Standard - Incorporated into Zoning Ordinance</b>	Rental may not allow more vehicular parking in front area than the amount approved for on rental application, corresponding to available hard surface for parking, with the exception of winter parking ban waivers that may be granted. Parking in front area must be on hard surface per Zoning Ordinance.	Rental may not allow more vehicular parking in front area than the amount approved for on rental application, corresponding to available hard surface for parking, with the exception of winter parking ban waivers that may be granted. Parking in front area must be on hard surface per Zoning Ordinance.
<b>Other Standards - to be listed on Application</b>	STRs are not permitted in housing units that are government subsidized. Property owner: cannot remove main buildings for parking expansion; must identify a local contact person in case they are not able to respond personally to issues that would require attention on site within one hour; must provide renter with a clear understanding of how to exit the building in case of fire or other emergency; must provide renters with information on City quiet hours (11:00 p.m. to 7:00 a.m. per Noise Ordinance) and information for curbside trash pickup; will not rent to persons outside of building (in tents or travel trailers/recreational vehicles; hammocks, etc.). Signs may be permitted only as allowed by the sign ordinance, and not in RG, RS, or RM districts.	STRs are not permitted in housing units that are government subsidized. Property owner: cannot remove main buildings for parking expansion; must identify a local contact person in case they are not able to respond personally to issues that would require attention on site within one hour; must provide renter with a clear understanding of how to exit the building in case of fire or other emergency; must provide renters with information on City quiet hours (11:00 p.m. to 7:00 a.m. per Noise Ordinance) and information for curbside trash pickup; will not rent to persons outside of building (in tents or travel trailers/recreational vehicles; hammocks, etc.). Signs may be permitted only as allowed by the sign ordinance, and not in RG, RS, or RM districts.
<b>Greenspace Standards - Incorporated into Z.O.</b>	Standard Yard Requirements and a maximum of 25% paving of Required Rear Yards for Parking.	Standard Yard Requirements and a maximum of 25% paving of Required Rear Yards for Parking.