Short Term Rentals
Summary of Progress

11 Meetings of the Short Term Rental Task Force over the course of the past year

• First meeting was held on 11/30/16 and the final task force meeting was held on 9/25/17
4 Public Input Sessions held in Spring 2017

- Approximately 200 attendees across all 4 sessions
3 special Planning Commission Meetings \textit{(including today)}
Additional public comment was received at the regular October Planning Commission Meeting
Note

Existing regulations pertaining to Short Term Rental Overlay Zone will remain unchanged
Proposed Regulations

STR Permit Class Based on Geography
• Class 1: Old & Historic District
• Class 2: Old City District
• Class 3: Outside of Old City and Old & Historic District (All other areas of the City)
• Short Term Rental Overlay Zone
Proposed Regulations

Property Requirements

• Class 1: Property must be individually listed on National Register of Historic Places
• Class 2: Building must be 50 years or older
• Class 3: Building must be 50 years or older
• Short Term Rental Overlay Zone: Property must be commercially zoned
Proposed Regulations

Owner Occupied

• To be eligible for an STR Permit in the new classes, the property must be listed as the owner’s primary residence as determined by the 4% homeowners exemption
Proposed Regulations

Owner Present

• The primary resident & owner would be required to stay overnight on the premises while renting the property
Proposed Regulations

Occupancy Limits

• Each short term rental unit would be limited to no more than four adults (18 or more years of age) and any number of minors
Proposed Regulations

Parking

• Class 1 & 2: One parking space in addition to spaces required by residential use

• Class 3: One parking space per bedroom in addition to spaces required by residential use. First bedroom rented is exempt from this requirement
Proposed Regulations

Registration

• STRs in all classes and B&Bs would be required to renew their permit and registration on an annual basis
Existing STR Regulations
Existing STR Regulations: Peninsula
Proposed STR Regulations: Peninsula