

# 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 *(including today)*

Additional public comment was received at the regular October Planning Commission Meeting

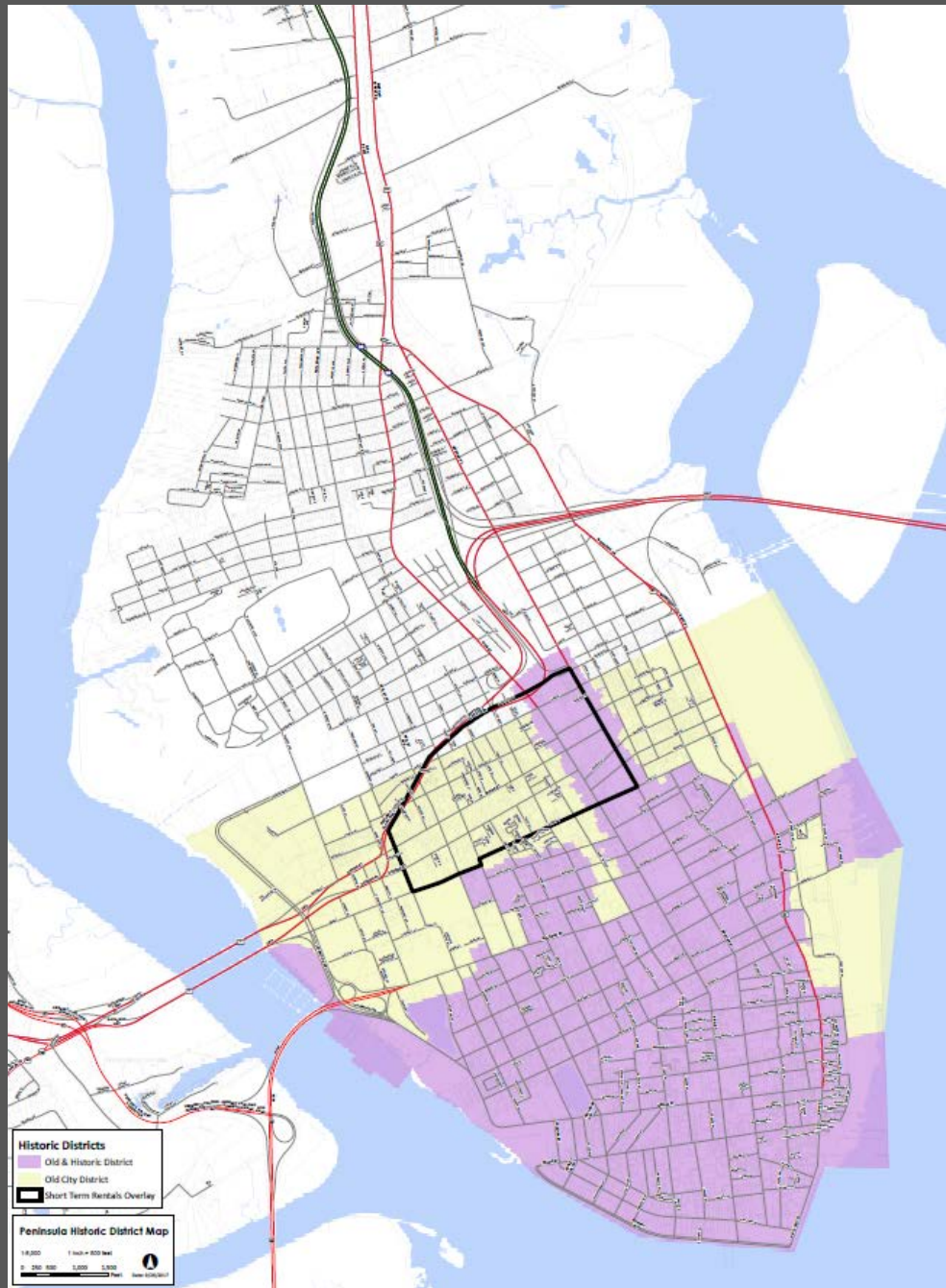
# Note

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

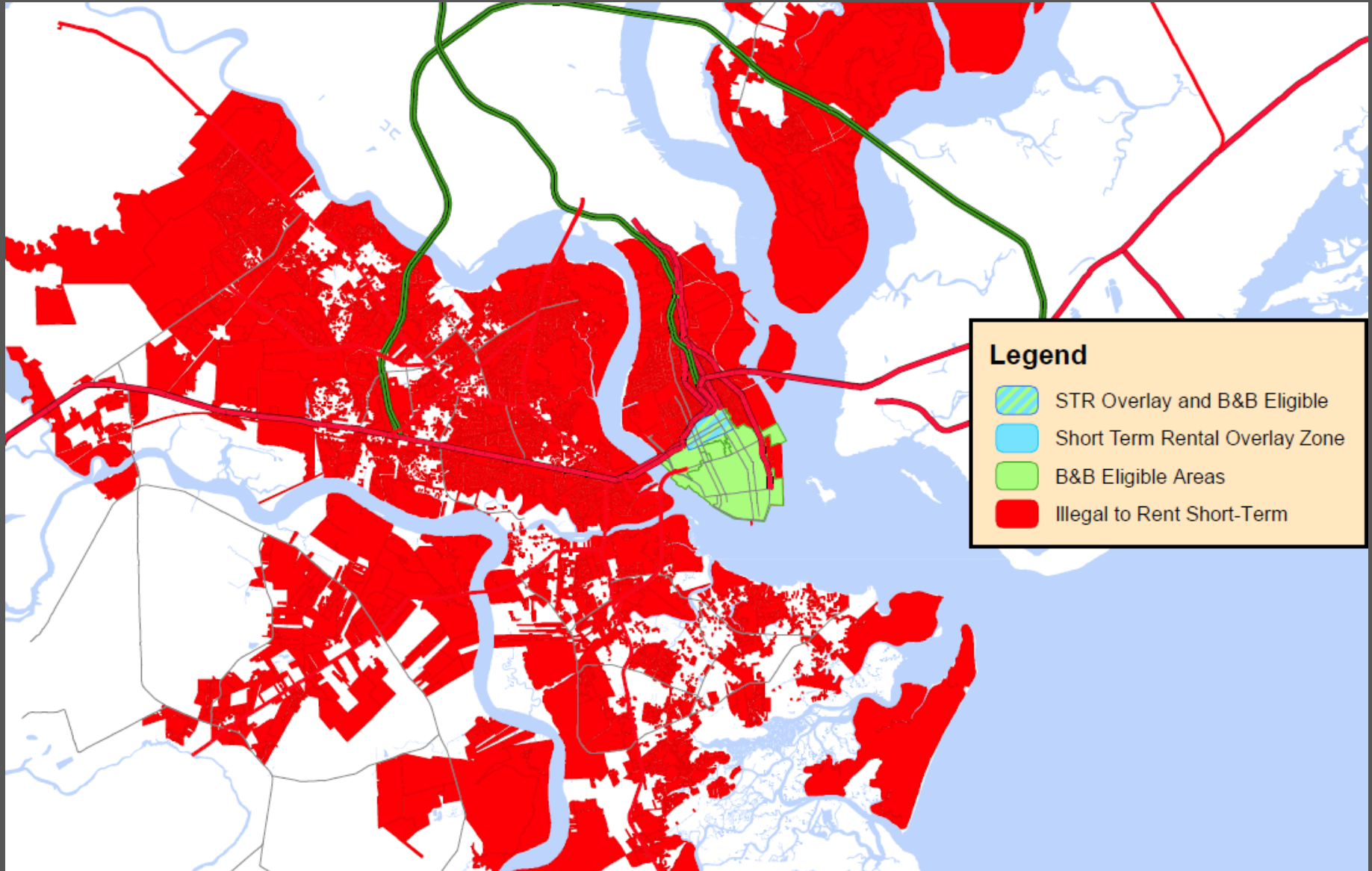
- Class 1 & 2: One parking space in addition to spaces required by residential use
- Class 3: One parking space per bedroom in addition to spaces required by residential use. First bedroom rented is exempt from this requirement

# Proposed Regulations

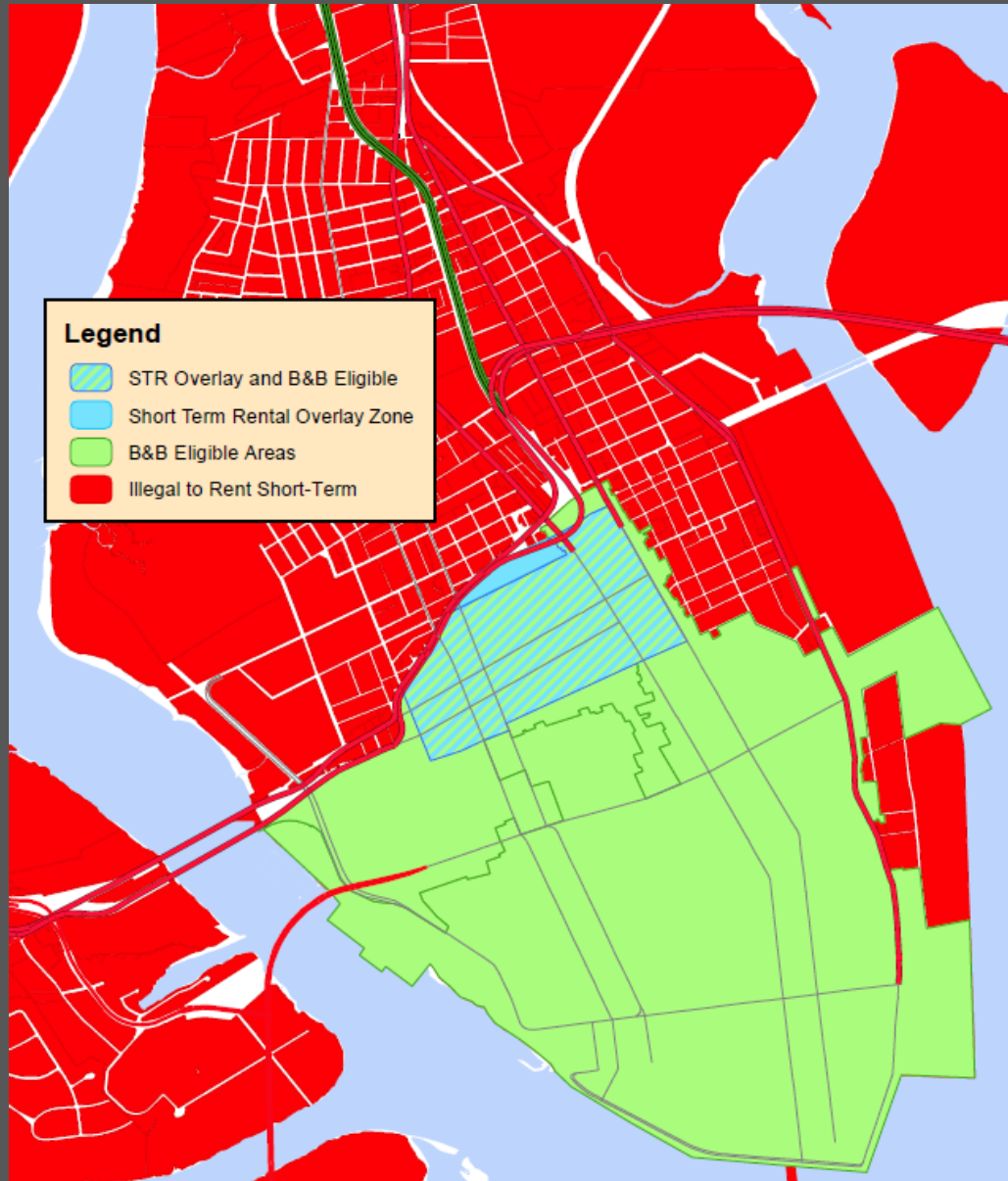
## Registration

- STRs in all classes and B&Bs would be required to renew their permit and registration on an annual basis

# Existing STR Regulations

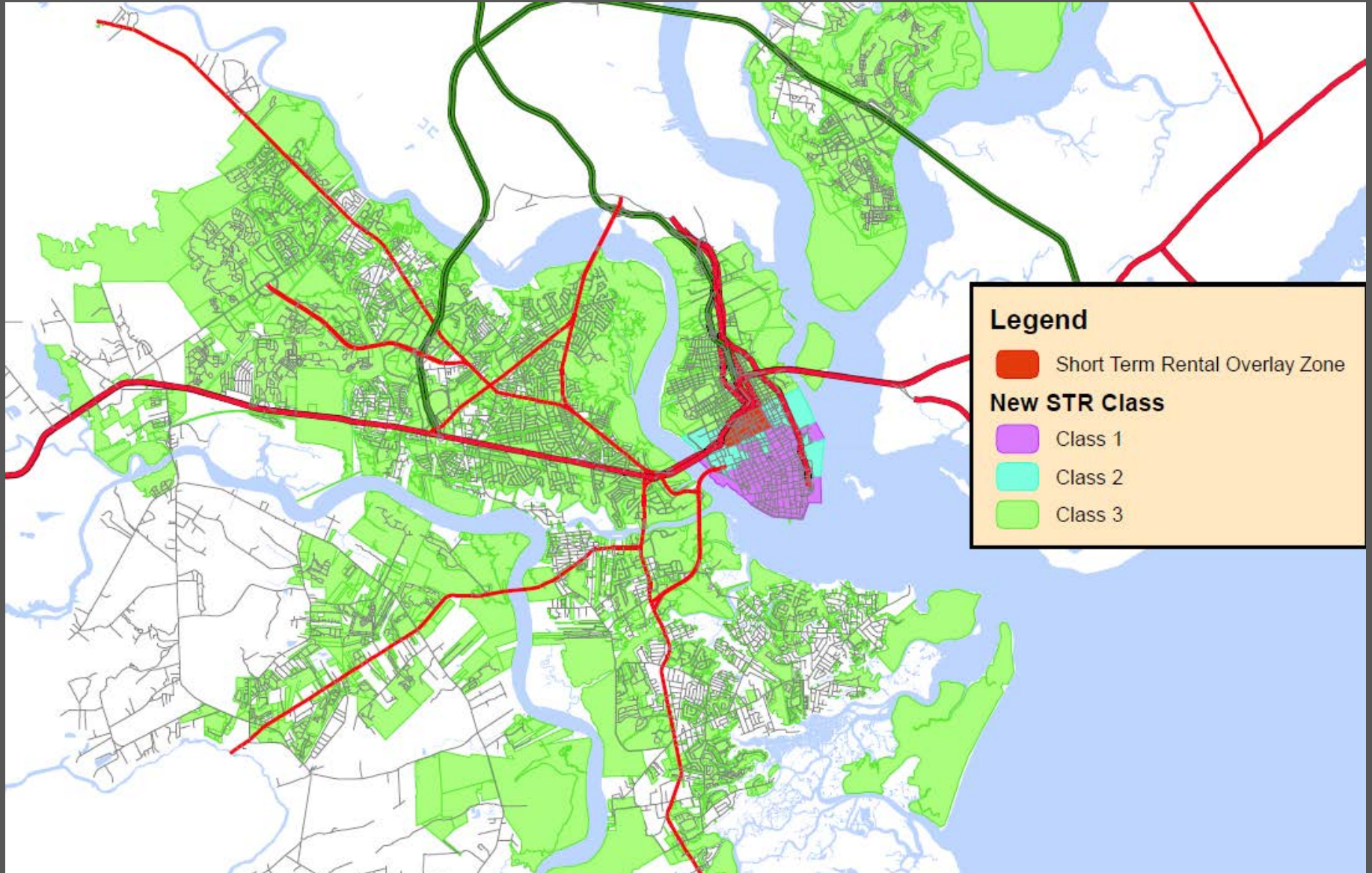


# Existing STR Regulations: Peninsula





# Proposed STR Regulations



# Proposed STR Regulations: Peninsula

