

Short-Term Rental (STR) Ordinance Changes (Summary)

- No expansion of STR allowance to areas/zones not already allowed.
- Additions/changes in definitions related to the abandonment of uses, development rights, dwelling units (accessory, primary, detached, etc.), long-term and short-term rentals (to meet State Code requirements).
- Requiring a STR Land Use Permit and providing for its revocation.
- Changing terms from “nightly rental” to “short-term rental”
- Adding a new section of the Code that regulates short-term rentals (Section 108-11), including:
 - o Applicability
 - o Prohibitions
 - o Application procedures and requirements
 - o Business licensure requirement/renewal requirement
 - o Allowance for property inspections
 - o Designation and responsibilities of a property owners’ responsible agent (to respond to complaints/violations)
 - o Occupancy limits
 - o Parking
 - o Noise
 - o Nature of use (no commercial events or gatherings)
 - o Trash disposal/collection
 - o Outdoor lighting
 - o Signage
 - o Fire Safety
 - o Animals
- Adding a new section of the Code that specifically deals with complaints and violations resulting from short-term rentals, providing a procedure for making a complaint, and for the resolution of concerns and issues. Further, minor violations and major violations are classified and penalties are set forth.
- Other clerical, typographical, and minor grammatical text changes to the Code as proposed by Planning Staff

