

## RESULTS SHEET

**Date:** 12/02/25**Case No./Name:** PLZT 2025-170 CZO Text Amendments – STR and B&B Zoning Amendments**A. STAFF STIPULATIONS AND RECOMMENDATIONS**

Staff recommends **APPROVAL** of the following zoning ordinance text amendments as submitted (Text to be removed are ~~struck through~~ and new language underlined):

**I. ARTICLE V. USE OF LAND AND STRUCTURES****SECTION C. USE MATRIX**

Use Code	Type of Use	(DH)	(ALL SF DETACHED DISTRICTS)	(ALL SF ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(MHP)	(O-1) (O-2)	(O-3) (O-4)	(LR-1)	(LR-2)	(CC)	(LC)	(HC)	(C/IV)	(FWY)	(LI)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		
C301	Short-Term Rental (Ord. No. 4127) *		S	S	S			S	S	S	S							•		•	S		
C302	Bed and Breakfast (Ord. No. 4127) *		S	S	S																		

• - Permitted Use  
[ ] - Prohibited Use  
\* - Refer to Article XXXIV for definition

S - Special Use Permit Required  
TSP - Technical Site Plan Required  
SDP - Special Development Plan

A - Permitted as an Accessory Use  
T - Permitted as a Temporary Use

Im - Permitted on Interim Basis Only

~~**SECTION D. INTERIM PROHIBITION ON SHORT TERM RENTAL AND BED AND BREAKFAST USES (Ord. 4254, 05/06/2025)**~~

- ~~1. The purpose of this interim provision is to prohibit the establishment of new short-term rental (“STR”) and bed and breakfast (“B&B”) (collectively referred to as “STR”) uses pursuant to the provisions set forth in Ordinance No. 4127 while the City conducts public outreach, collects data, and analyzes information to determine permanent recommendations, due to community concerns about health and safety.~~
- ~~2. A Short term Rental means a residential premise, or portion thereof, used for lodging accommodations to occupants for a period of less than thirty (30) days that is not permanently occupied by the property owners listed on the county appraisal districts records for which the property is located.~~
- ~~3. A Bed and Breakfast means a residential premise, or portion thereof, used for lodging accommodations to occupants for a period of less than thirty (30) days and which is permanently occupied by the property owners listed on the county appraisal districts records for which the property is located.~~
- ~~4. Subject to Article 21 on Special Use Permits and Article 22 on Nonconformity, STRs and B&Bs are prohibited in dwelling units, dwellings, and residences. For purposes of this subsection only, nonconforming uses include those operating as an STR or B&B prior to February 7, 2023, pursuant to Ordinance No. 4127.~~

~~5. Any STR or B&B that has been in operation subsequent to February 7, 2023, and prior to May 6, 2025, but has not received a special use permit, as anticipated in Ordinance No. 4127, may be eligible to continue operating upon receipt of a temporary permit pursuant to the provisions of Chapter 100 of the Carrollton Code of Ordinances.~~

~~6. An STR or B&B that has received a special use permit or an STR or B&B that has non-conforming status, pursuant to Ordinance No. 4127, may continue to operate, as long as the operator remains in compliance with Chapter 97 of the Carrollton Code of Ordinances.~~

~~7. This section D expires in its entirety on May 5, 2026.~~

## II. ARTICLE XXI. SPECIAL USE PERMITS.

### SECTION D. SPECIAL CONDITIONS.

#### f. ~~HOTEL AND TRANSIENT LODGING~~ [RESERVED FOR FUTURE USE]

~~The following standards and criteria contained within this subsection are minimum required standards and shall apply to all lodging that is classified under Article V, Hotels and Transient Lodgings.~~

##### ~~i. Short Term Rental and Bed and Breakfast~~

~~a) Short Term Rental/Bed and Breakfast use must be evidenced by association with a Booking Service, and the owner must provide proof of the collection and payment of State and local Hotel/Motel Occupancy Tax to the City upon request.~~

##### ~~b) Rate:~~

~~A daily rate shall be charged, and no weekly or bi-weekly rates may be charged.~~

##### ~~c) Accommodations/Operations:~~

~~No kitchens are allowed in rooms, i.e., no ovens, burners, or full-sized refrigerators. Microwave and/or under-counter refrigerators are permissible.~~

##### ~~d) Site Design:~~

~~1. No vending machines are allowed outdoors.~~

~~2. No commercial trash dumpsters are allowed for a Short Term Rental or Bed and Breakfast.~~

~~e) — Parking:~~

~~Parking at a Short Term Rental or Bed and Breakfast must comply with Title IX, Chapter 97 of Carrollton Code of Ordinances relating to Parking Restrictions at a Short Term Rental or Bed and Breakfast.~~

~~f) — Signage:~~

~~No outdoor advertising or signage is allowed.~~

~~g) — All minimum City requirements for Landscaping and Buffering, Off-Street Parking and Loading, Signs and all other applicable ordinances, and as amended, shall be met, except where provided herein.~~

~~h) — Owner must secure a Lodging License before operating a Short Term Rental or Bed and Breakfast. Owner must comply with Chapter 97 and maintain the Lodging License in order to operate.~~

### III. ARTICLE XXXIV. DEFINITIONS.

#### SECTION B. TERMS AND DEFINITIONS.

**BED AND BREAKFAST:** A ~~residential premise~~ dwelling, or portion thereof, used for lodging accommodations to occupants for a period of less than thirty (30) consecutive days and which is permanently occupied by the property owners listed on the county appraisal districts records for which the property is located. (*Ord. No. 4127, 02/07/23*)

**BEDROOM:** A room in a dwelling used for sleeping purposes, other than a kitchen, dining room, living room, bathroom or closet. The room has proper egress as required by the City of Carrollton's adopted building and fire codes. This definition shall include extra dining rooms, living rooms, and all dens, studies, game rooms, sunrooms or similar extra rooms, all of which are capable of being used as bedrooms. This definition of bedroom does not apply to short-term rental and bed and breakfast uses.

**BOARDING, LODGING OR ROOMING HOUSE:** A building other than a hotel, where lodging and meals for five or more persons are served for compensation. Excludes short-term rentals and bed and breakfasts referenced in the Comprehensive Zoning Ordinance.

~~**BOOKING SERVICE:** Is any reservation and/or payment service provided by a person or entity that facilitates a hotel, short term rental, or bed and breakfast transaction between the Owner and a prospective Occupant, and for which the person or entity collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation and/or payment services provided for the hotel, short term rental or bed and breakfast transaction. (*Ord. No. 4127, 02/07/23*)~~

**DWELLING UNIT:** A single living unit providing complete, independent living facilities for one family or persons maintaining a common household, and including a residential kitchen, bathroom, and provisions for living, sleeping, and sanitation; accessible independently of another dwelling unit or portion thereof (SEE RESIDENTIAL

KITCHEN). Dwelling units do not include hotels, motels, inns, ~~bed and breakfasts, short-term rentals,~~ or non-residential uses where rooms are rented ~~for less than one month.~~ (*Ord. No. 1739, 10/01/91; Ord. No. 4541, 12/05/23*)

SHORT-TERM RENTAL: A ~~residential premise, dwelling or portion thereof,~~ used for lodging accommodations to occupants for a period of less than thirty consecutive (30) days that is not permanently occupied by the property owners listed on the county appraisal districts records for which the property is located. (*Ord. No. 4127, 02/07/23*)

**B. P&Z RECOMMENDATIONS** from P&Z meeting: 11/06/25  
Result: APPROVAL /Vote: 9-0

**C. CC PUBLIC HEARING and ORDINANCE ACTION** from CC meeting: 12/02/25  
Result: /Vote: