

## ZONING TEXT AMENDMENTS

Case Coordinators: Loren Shapiro

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### GENERAL PROJECT INFORMATION

**REQUEST:** Approval of amendments to the Carrollton Comprehensive Zoning Ordinance (CZO) Amending Article V. Use of Land and Structures to enact an interim prohibition for Special Use Permits for short-term rentals and bed and breakfasts.

**REPRESENTED BY:** City of Carrollton

The public has complained that short-term rentals (STRs) and bed and breakfasts (B&Bs) in Carrollton disrupt their use of property due to unreasonable noise, excessive trash, disorderly conduct, and parking. Residents have indicated that some STR and B&B occupants are less concerned than long-term residents with the impact of conduct at STR and B&B premises on neighbors, due to the temporary nature of their occupancy and lack of community with the neighborhood.

The City of Carrollton's strategic vision states that Carrollton residents wish for a place that families and businesses want to call home, and residents have expressed that STRs and B&Bs negatively affect the desire of families to call Carrollton home because of the transient nature of the users of STRs and B&Bs. The City wishes to respond to residents' concerns and address issues with property owners and managers of STRs and B&Bs.

In response, the city staff is recommending enacting a one year temporary prohibition on STRs and B&Bs processed through a Special Use Permit (SUP). The imposition of the prohibition will still allow the uses to operate under the following conditions.

- a. 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.

***What does this mean?***

*New STRs and B&Bs are prohibited through the SUP process in dwelling units, dwellings and residences (including in residential districts).*

## PLZT 2025-074 CZO Text Amendments – STR and B&B Interim Prohibition

- b. 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.

***What does this mean?***

*This impacts operating STRs and B&Bs that do not have a Special Use Permit approved, but have submitted a complete Planning application for an SUP requesting the use, since February 7, 2023 but before May 6, 2025. In this instance an operator would need to acquire a temporary permit, during the one year prohibition period, subject to new interim permitting requirements that will be adopted in the City Code of Ordinances (Chapter 100).*

- c. 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.

***What does this mean?***

*STRs and B&Bs with nonconforming status may continue as long as the operations are in compliance with the current standards – Chapter 97 of the Code of Ordinances.*

In conclusion, the one year interim prohibition is necessary to provide interim provisions while prohibiting the application or issuance of a special use permit for short term rentals or bed and breakfasts, for approximately one year. An interim temporary permitting process will be in place during the prohibition period. The City shall conduct public outreach, collect data, and analyze information to determine permanent recommendations, due to community concerns about health and safety.