

ZONING TEXT AMENDMENTS

Case Coordinators: Loren Shapiro

GENERAL PROJECT INFORMATION

REQUEST: Consider amendments to the Comprehensive Zoning Ordinance amending Article V. Use Of Land and Structures, Section C. Use Matrix, by modifying the zoning districts Short-Term Rental and Bed and Breakfast uses may operate by right or by Special Use Permit (SUP) and repealing Section D. Interim Prohibition on Short-Term Rental and Bed and Breakfast uses; repeal and reserve Article XXI. Special Use Permits, Section D. Special Conditions, 2. Subsection f. Hotel and Transient Lodging; and amending Definitions relative to Short-Term Rentals and Bed and Breakfasts.

REPRESENTED BY: City of Carrollton

The public communicated that Short-Term Rentals (STRs) and Bed and Breakfasts (B&Bs) 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. In response, an interim prohibition for Short-Term Rentals and Bed and Breakfasts was adopted by City Council on May 6, 2025, to allow the City time to review alternative regulations and the processing of the uses.

City staff has since completed research and had four work sessions with City Council in July, September and October responding to residents' concerns and in order to address issues with property owners and managers of STRs and B&Bs. In response, City staff is recommending enacting zoning amendments prohibiting new STRs and B&Bs.

The CZO text amendments include the following modifications:

1. Amend Article V. Use of Land and Structures to prohibit Short-Term Rentals and Bed and Breakfasts in all zoning districts by right or by SUP.
2. Repeal Article V. Section D. removing the interim prohibition section for STRs and B&Bs.
3. Amend Article XXI. Special Use Permits, Section D. Special Conditions to repeal and reserve text in subsection f. to eliminate SUP regulations for STRs and B&Bs.
4. Modify definitions in Article XXXIV. Definitions for Bed and Breakfasts, Bedrooms, Boarding, Lodging, or Room House, Dwelling Unit and Short-Term Rentals to match proposed Code of Ordinance amendments and terms. The amendments also eliminate the definition of Booking Services as the term is no longer pertinent.

What does this mean?

New STRs and B&Bs would be prohibited by right and by SUP (prospective prohibition). A STR or B&B that has received a Special Use Permit or has a valid STR license or a STR or B&B that has legal 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, as amended.

Staff recommends approval of the new CZO text amendments as provided in the Results Sheet and adoption of the proposed ordinance attached.