

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of January 5, 2023**

Hold A Public Hearing To Consider An Ordinance **Amending The Text Of Various Articles Of The Comprehensive Zoning Ordinance** To Amend Article V. Use Of Land And Structures To Revise The Land Use Matrix To Modify The Term “Bed And Breakfast Inn” To “Short-Term Rental”; To Allow “Short-Term Rental” In All Single-Family Detached Residential Districts, All Single-Family Attached Residential Districts and (D) Duplex Residential District; To Modify The Term “Bed And Breakfast Home” To “Bed And Breakfast”; To Allow The Use In The (D) Duplex Residential District; Article XXI. Special Use Permits, Section D, Special Conditions, 2(F) Hotel And Transient Lodging; And Article XXXIV. Definitions To Add Definitions For “Bed And Breakfast,” “Booking Service,” And “Short-Term Rental.” **Case No. PLZT 2022-187 CZO Text Amendment – Short Term Rental.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, advised that the city-initiated case was for a Comprehensive Zoning Ordinance text amendment relating to Short Term Rentals that affects Articles V, XXI, XXXIV. He advised that the City Council took final action on December 6, 2022, approving an amendment to the Code of Ordinances as it relates to short-term rentals as well as bed and breakfast properties. He stated that the amendments being presented to the Commission is consistent with what is now in the Code of Ordinances. He reviewed the proposed amendments; advised that staff had not received any comments from the public and recommended approval.

Vice Chair Windrow asked for confirmation that the Commission was asked to consider cleaning up the language, terms and definitions, that SUPs are redefined for short-term rentals, and the four areas where the SUPs are required for the CZO. McCauley confirmed his understanding of the item. He underscored that the Code of Ordinances was changed first, and the Commission is considering zoning regulations to better enforce and regulate what is in the Code of Ordinances. He stated the only places where short-term rentals will be allowed by right would be in the Urban General and Historic Square subsections in the Downtown Transit Center District.

First Vice Chair Powell referred to the section headed Hotel and Transient Lodging with regards to a booking service and asked what the purpose was. He stated that he has often rented B&Bs without going through a booking service and questioned the requirement. Corey Heiple, Environmental Services Director, stated that “booking service” is broadly defined to include even a private website in addition to more widely known services such as VRBO; essentially a booking service is any opportunity for the public to rent a location on-line. Commissioner Powell stated he was comfortable with the text amendment.

Commissioner Doyle asked staff to explain the parking requirement. McCauley stated on-street parking would not be allowed for bed and breakfast or short-term rental uses.

Commissioner Foster asked about enforcement regarding parking. Heiple explained that enforcement would be on a complaint-basis.

Chair Carpenter opened the public hearing; there being no speakers, he opened the floor for discussion or a motion.

- * *Vice Chair Windrow moved to close the public hearing on Item 7 amending the text of various articles of the Comprehensive Zoning Ordinance, Case No. PLZT 2022-187 CZO Text Amendment – Short Term Rental with staff stipulations; second by Commissioner Foster. The motion was approved with a unanimous 8-0 vote; Taylor absent.*