

RESULTS SHEET**Date: 02/07/23****Case No./Name: PLZT 2022-187 CZO Text Amendment – Short-Term Rental****A. STIPULATIONS AND RECOMMENDATIONS**

Staff recommends **APPROVAL** as submitted. The following CZO Articles V, XXI, and XXXIV, are proposed for amendments; text deletions are **red and struck-out** and text additions are **red and underlined**:

I. Article V. Use of Land and Structures (Use Table), Primary Uses, 3. Hotels and Transient Lodgings, amended in its entirety and shall hereafter read as follows:

| Use Code | Type of Use | (LH) | (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) | (CO) | (LC) | (HC) | (C/W) | (FWY) | (LI) | (HI) | DOWNTOWN TRANSIT CENTER | | | | Trinity Mills TC | Frankford TC |
|----------|-------------|------|-----------------------------|-----------------------------|-----|--------------------|-------|------------|-------|-------|--------|--------|------|------|------|-------|-------|------|------|-------------------------|------------|---------------|--------------|------------------|--------------|
| | | | | | | | | | | | | | | | | | | | | Historic Square | Urban Core | Urban General | Urban Fringe | | |

• - 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
_C - Conditional Use (See Art. XX.1)

3. HOTELS AND TRANSIENT LODGINGS

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------|---|--|----------|----------|----------|----------|---|---|---|---|---|---|---|----|---|---|---|---|---|---|---|---|---|---|-----|---|
| 72111 | Hotel, Full Service (Ord. No. 2656, 01/08/02; Ord. No. 3265, 11/11/08) * | | | | | | | | | | | | S | XC | S | S | S | S | S | S | • | • | • | | SDP | S |
| 72111 | Hotel, Residence or Hotel Suites (Ord. No. 2656, 01/08/02; Ord. No. 3265, 11/11/08) * | | | | | | | | | | | | S | XC | S | S | S | | S | S | | | | | | |
| 72111 | Hotel, Limited Service (Ord. No. 2656, 01/08/02; Ord. No. 3265, 11/11/08) * | | | | | | | | | | | | S | XC | S | S | S | | S | S | • | • | • | | SDP | S |
| 721191 | <u>Short-Term Rental Bed and Breakfast Inn</u> | | <u>S</u> | <u>S</u> | <u>S</u> | | | S | S | S | S | S | | | | | | | | | • | | • | S | | |
| 721191 | <u>Bed and Breakfast Home</u> | | S | S | <u>S</u> | <u>S</u> | | | | | | | | | | | | | | | | | | | | |
| 7212 | Recreational Vehicle Parks & Recreational Camps | | | | | | • | | | | | | | S | S | S | | S | S | | | | | | | |
| 7213 | Rooming & Boarding Houses | | | | | S | | | | | | | | | | | | | | | | | | | | |

II. Article XXI. Special Use Permits, Section D, Special Conditions, 2(f) Hotel and Transient Lodging, shall be amended as follows:

Section D. Special Conditions

2. The following shall be considered as minimum requirements to be met relative to a Special Use Permit for such specific uses. These requirements are not intended to repeal any other Section of this Article or Ordinance but shall be cumulative and additional to any other requirements of this Article and Ordinance.

f. HOTEL AND TRANSIENT LODGING

The following standards and criteria contained within this subsection are minimum required standards and shall apply to all lodging that is classified under ~~the 0300 Hotel and Transient Lodging category Article V, Hotels and Transient Lodgings. These provisions shall be effective December 1, 2008.~~

i. Short-Term Rental and Bed and Breakfast ~~Home/Bed and Breakfast Inn~~

- a) Short-Term Rental/Bed and Breakfast use must be evidenced by association with a ~~Bed and Breakfast Accommodation and Reservation 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:

- ~~1. A minimum of three and a maximum of six guest rooms are permitted.~~

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

- ~~2. Leasing of a common area for social events is prohibited except when off-street parking is provided for a meeting/reception area per Article XXIV. Off-Street Parking and Loading Regulations of the Comprehensive Zoning Ordinance, and subject to the Noise Ordinance and all other applicable ordinances and regulations.~~

- ~~3. A manager shall be on-site of a Bed and Breakfast Home and Bed and Breakfast Inn at all times when occupied by guests.~~

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 ~~Home~~.

e) ~~Building Elements (Bed and Breakfast Inns only):~~

- ~~1. A minimum of four elements from the following list shall be incorporated for all Bed and Breakfast Inn buildings:~~
 - ~~a. Awnings~~
 - ~~b. Canopies~~
 - ~~c. Ornamental cornices~~
 - ~~d. Alcoves~~
 - ~~e. Recessed Entries~~
 - ~~f. Pillar Posts~~
 - ~~g. Decorative lighting~~
 - ~~h. Other building elements that contribute to the human scale of a building or character of the architectural design of the building~~
- ~~2. All facades or sides of Bed and Breakfast Inn buildings shall be designed with architectural style and building materials consistent with the front façade.~~

~~f)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.

- ~~1. One off-street parking space per guest room and one off-street parking space per owner/proprietor shall be required.~~
- ~~2. All overnight parking shall be designated parking spaces.~~
- ~~3. Other than driveways and sidewalks, the front yard (the property from the front of the building to the street) shall not be paved.~~
- ~~4. All parking areas on the property (except driveways) shall be behind any building lines.~~
- ~~5. Tandem parking is permitted.~~
- ~~6. Stacked parking is permitted in driveways for a maximum of four vehicles.~~

~~g)~~ **Landscaping:**

~~Landscaping should contribute to the overall tranquility and serene setting of the establishment providing temporary accommodations for guests in a residential setting. Benches, plantings, fountains and other private outdoor seating areas should be encouraged and some of these elements shall be incorporated into the site plan.~~

- ~~h)f)~~ **Signage:** ~~is limited to six square feet, either free-standing or attached to a building or mailbox, nonilluminated, and shall display only the~~

~~name and phone number of the Bed and Breakfast Home or Bed and Breakfast Inn on it.~~

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

i)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.

j)h) Owner must secure a Lodging License ~~and obtain a Certificate of Occupancy~~ before operating a ~~Bed and Breakfast Home or a Bed and Breakfast Inn~~ Short-Term Rental or Bed and Breakfast. Owner must comply with Chapter 97 of the Carrollton Code of Ordinances and maintain the Lodging License ~~and Certificate of Occupancy~~ in order to operate.

III. Article XXXIV. Definitions, Section B. Terms and Definitions, shall be amended to repeal the definitions for “Bed and Breakfast Home” and “Bed and Breakfast Inn” and establish the following definitions in their place, including adding a definition for Short-Term Rental:

BED AND BREAKFAST: 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.

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.

SHORT-TERM RENTAL: 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.

B. P&Z ACTION from P&Z meeting: 01/05/23
Result: **APPROVED** /Vote: 8-0 (Taylor absent)

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 02/07/23
Result: /Vote: