
UDC 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 25, 2022 *****

Amendment 16-2

Applicant: Tier One Neighborhood Coalition – Antonio Garcia

Amendment Title – ‘Sec. 35-374.01 – Short Term Rentals’

Amendment Language:

Sec. 35-374.01. - Short Term Rentals.

- (c) **Density Limitations for Short Term Rentals (Type 2) in Residential Areas.** In order to preserve the essential character of residential areas, the following density limitations are established. [The permitted number of STR's in any block face, or within any multi-family structure, shall not round up.](#)

[Example: 14 dwelling units on a residential block face x 12.5% = 1.75 STR's \(1 Short Term Rental is permitted\).](#)

- (1) Short term rentals (type 2) shall be limited to no more than one-eighth (12.5 percent) of the total number of single-family, duplex, triplex, or quadraplex units on the block face, as defined in Appendix A of this chapter, in residential zoning districts. At least one (type 2) short term rental shall be permitted per block face, regardless of density. Authorized bed and breakfast establishments shall be considered in the calculation of these density requirements.

[On or after January 1, 2023, renewal applications formerly administratively approved by means of rounding will be eligible for renewal without acquiring a special exception from the Board of Adjustment. New applications will be required to obtain a special exception, in accordance with Section 35-399.03, if the density exceeds 12.5% of the units on the block face.](#)

- (2) Short term rentals (type 2) within multi-family (e.g. five (5) or more units) buildings or groups of buildings on the same land, lot or parcel, regardless of zoning district, shall be limited to the density requirements in table 374.01-1. Authorized bed and breakfast establishments shall be considered in the calculation of these density requirements.
