

Planning Commission has been working toward a recommendation for an Overlay Zone to regulate STRs

- Does Council have any feedback on the Overlay concepts?

1. PC Update:
 - Overlay Zone Option w/ Caps
 - Overlay Zone Option w/ Restrictions
2. Feedback?



Additional information in packet:

- Rezoning, Existing VHR Permits, Nonconforming Status
- Implementation

GOAL: Address the City's short-term rental issue through:

- Adoption of regulatory policies
- Enforcement rules
- Licensing procedures
- Establishment of a fee structure

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STRs have an impact on...

- Housing supply and availability
- Neighborhood character
- Overall community character

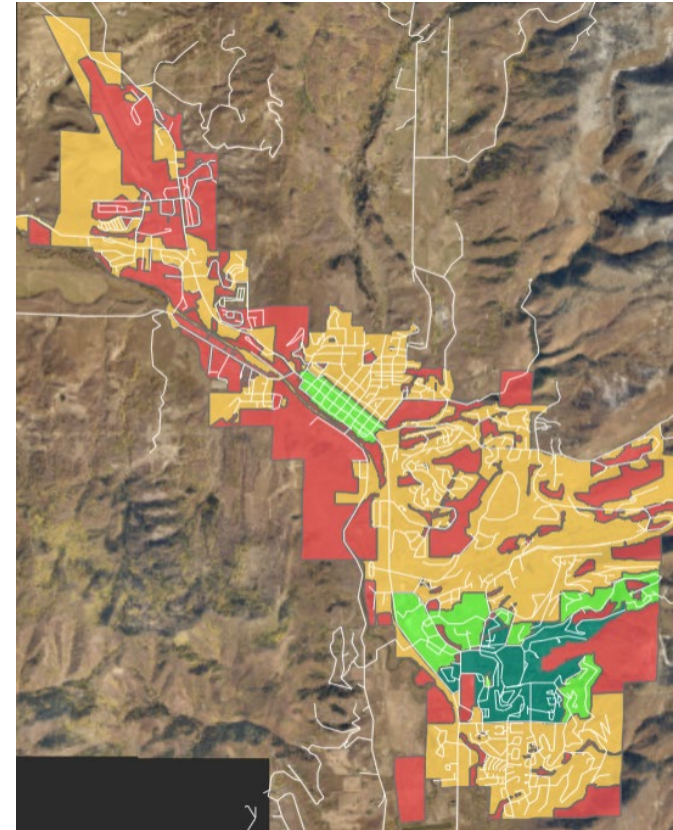
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- *Planning Commission, July 12*
- *City Council, July 13*

Overlay Zone w/ Caps

Draft Details

- By-Right (Subzone A)
 - Unlimited number
- Restricted (Subzone B)
 - Capped at specific number per subzone
 - Hosted STRs exempt from caps
- Prohibited (Subzone C)
 - OR, MH, I
- Unlimited days/occurrences for all licensed STRs



Short-Term Rentals

Subzone A

Subzone(s) B

Subzone C

NO CAP

CAPS *

Prohibited *

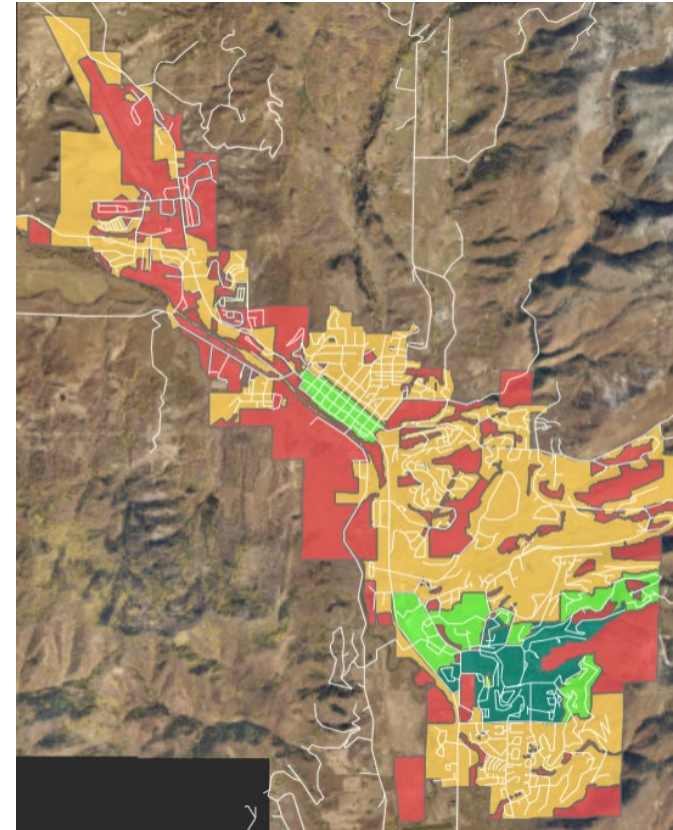
For further PC discussion:

- By-Right (green) subzone boundaries – majority consensus 2/28/2022
- Restricted (yellow) subzone boundaries
- Caps per Restricted subzones

Overlay Zone w/ Restrictions

Draft Details

- By-Right (Subzone A)
 - Unlimited days/occurrences
- Restricted (Subzone B)
 - Restrictions on days/occurrences
 - Hosted STRs exempt from restrictions
- Prohibited (Subzone C)
 - OR, MH, I



Restriction: Primary Residence



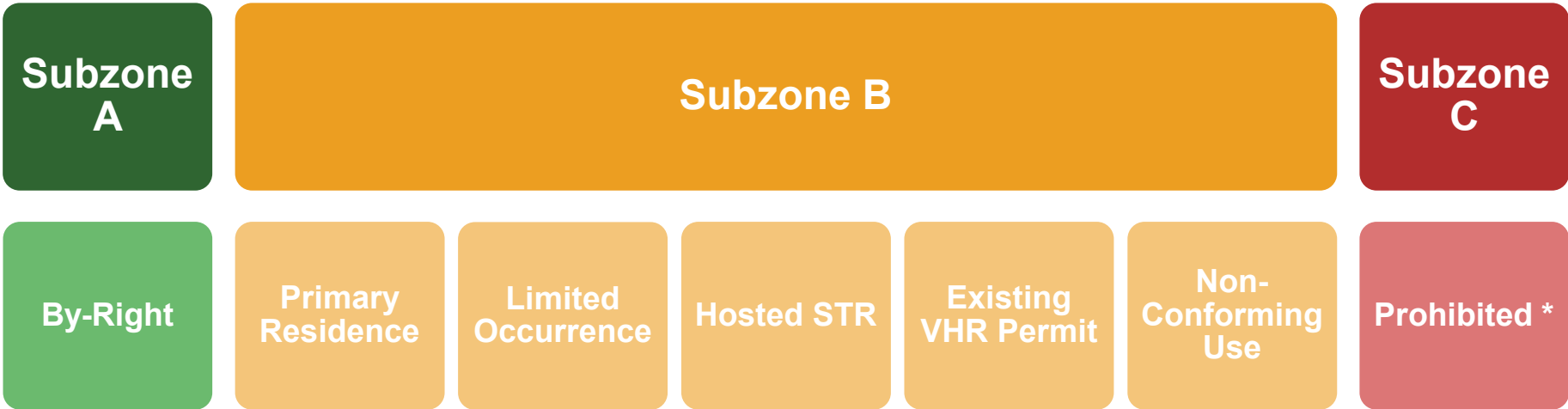
- 60-120 days
- Definition: *“The place in which a person’s habitation is fixed for the term of the license and is the person’s usual place of return. A person can have only one primary residence.”* (Denver model)

Restriction: Limited Occurrences



- Would apply to non-primary residences
- Maximum of 6 occurrences or 30 cumulative days per calendar year

Short-Term Rentals



* Hosted STRs exempt

- Finalize Overlay concept
- Draft Licensing and Overlay ordinances
- Public Hearings
 - Planning Commission (April 28)
 - City Council – 2 readings (May 17, June 7)
- Implementation
 - Public Outreach
 - Licensing
 - Nonconforming Registrations (if applicable)

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