

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: TR25-06, Ordinance No. 3922-A, or consolidated Ordinance No. 3922-B, Public hearing and consideration of city-initiated text amendments to Sections 118-563 and 118-565 in Chapter 118, "Zoning," in Division 15, "Transit Oriented Development," for the purpose of considering the addition of short-term rental housing as an authorized use and additional regulations for short-term rental housing.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

The purpose of this public hearing is to consider the addition of short-term rentals into the transit oriented development schedule of permitted uses, identifying the TOD Character Zones in which a short-term rental should be permitted, and any related conditions of approval.

GENERAL DESCRIPTION:

On September 4, the Planning & Zoning Commission conducted a public hearing to consider the addition of short-term rentals into the table of permitted uses and provided a recommendation to the City Council. The TOD Division of the zoning ordinance utilizes a separate [Schedule of Permitted Uses by Character Zone](#), which was not included in the original public notice and public hearing.

Following a September 8th discussion with the City Council, staff advertised this additional public hearing with intent to consider whether the TOD Zones (or some portion thereof) may be appropriate for development and/or operation of short-term rentals.

After review and consideration of the regulating plans and the associated character zones within the TOD areas, and considering the public input received to date, staff proposes the addition of short-term rentals to be permitted by right, subject to certain conditions, in all TOD character zones, with the exception of the Historic TOD character zone, where they are recommended to be permitted only by approval through a special development plan.

Table 5.1						
CharacterZone						
Land Use	Historic TOD	TOD Core	General Mixed Use (Iron Horse & Smithfield)	TOD Residential	Arterial Mixed Use	High Intensity Mixed Use
Other Uses						
Full-service hotels	P/SDP	P/C	P	NP	P	P
Bed and breakfast establishments	P	P	P	P	NP	NP
Short-term rental	P/SDP	P/C	P/C	P/C	P/C	P/C

The table above identifies the addition of the short-term rental use into the TOD zone schedule of uses, along with the current allowance for both hotels and bed & breakfasts, to allow for comparison. For short-term rentals, outside of the Historic TOD, all the zones are shown as “P/C,” or permitted with conditions. The same conditions outlined in subsection (31) for the previous agenda item would apply to short-term rentals in TOD zones as well.

Ordinance 3922-A includes zoning regulations only for the TOD zoning districts. Should the City Council choose to adopt zoning restrictions for both the TOD and non-TOD areas, that may be accomplished most easily through adoption of a consolidated ordinance (Ordinance 3922-B, which addresses TR25-05 and TR25-06) following the conclusion of the public hearings.

Ordinance 3922-B encompasses the following:

- Zoning ordinance amendments to introduce the short-term rental use definition in Section 118-1 and Section 118-563;
- Identification of zones or character zones in which short-term rentals may be permitted in Section 118-565 and Section 118-631; and
- Any conditions associated with allowance for short-term rentals in these zones, including compliance with other applicable codes in Section 118-565 and Section 118-633.

This ordinance was drafted following a thorough public input process, involving both residents and short-term rental operators. All the provisions of this ordinance are intended to address the legitimate governmental interests of safeguarding the life, safety, welfare, and property of short-term rental occupants, neighborhoods, and the general public and to minimize the adverse impacts resulting from increase transient rental uses in neighborhoods that were planned, approved, and constructed for single-family residences.

The adoption of these zoning regulations should be accompanied by adoption of the proposed amendments to Chapter 18 adopting additional short-term rental regulations



setting forth a permitting requirement for short-term rentals and the associated amendment to the City's Master Fee Schedule.

Public Comment: All public comments received by October 2, 2025 are included with this item. Any additional comments received between October 3, 2025 and the time of the meeting will be provided to you at the meeting.

Planning and Zoning Commission: The Planning & Zoning Commission will conduct an initial public hearing on October 2, 2025 and recommended approval of the proposed ordinance, with a recommendation to City Council to consider inclusion of a spacing requirement or density regulation for short-term rentals in permitted zones.

RECOMMENDATION:

Conduct and close Public Hearing.