

Section 118-633 Proposed Language

Section 118-633 – “Legend for section 118-631; special land use regulations” of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, be amended by adding a new subsection (31) to set forth special land use regulations for short term rentals to read as follows:

“(31) Short term rentals must comply with the following standards:

- a. General criteria. All short-term rental uses must comply with the requirements and regulations set forth in Article XII, Chapter 18 of this code.
- b. Multifamily short-term rentals. Short-term rental use in a multi-family residential building is limited to no more than five percent (5%) of the total units in the complex or one (1) unit, whichever is more.
- c. Commercial short-term rentals. Short-term rental use in the C-1 and C-2 districts are limited to single-family homes in legal nonconforming status which are in existence as of October 13, 2025.
- d. Special Exception. When a short-term rental use would exceed the density limitation of subsection (b), an applicant may apply to the zoning board of adjustment for a special exception in accordance with Division 2, Article II, Chapter 118 of this code. The board may consider factors such as the following:
 1. Whether operation as a short-term rental in excess of the density limitation will adversely impact the neighborhood in which the property is located, including whether it will negatively impact the residential nature of the neighborhood;
 2. Whether such operation is likely to disrupt adjacent residents' right to the quiet enjoyment of their property (for example, is noise likely to affect neighboring residents);
 3. Whether such operation will substantially impact nearby streets or traffic, including whether the property has limited parking; and
 4. Whether other short-term rentals in excess of the density limitation are already operating in that multi-family residential building.

- e. Continuance of Operation. For properties located in zoning districts where short-term rental uses are not permitted by right, the operator of a property used as a short-term rental prior to October 13, 2025, that is able to come into compliance with the requirements of Article XII, Chapter 18 of this code, including obtaining a permit, paying or entering into an approved payment arrangement for all hotel occupancy taxes owed for the property, on or before January 31, 2026, may continue to operate so long as the operator maintains compliance with all the requirements of Article XII, Chapter 18 of this code.
- f. Discontinuance of Operations.
1. The operator of a property used as a short-term rental who is unable, fails, or refuses to timely obtain a permit for operation as a short-term rental pursuant to subsection d., shall discontinue the short-term rental use on or before January 31, 2026, or thirty (30) days from the notice of permit denial, whichever is later.
 2. All short-term rental uses located in zoning districts where short-term rentals uses are not permitted by right and issued a permit under Article XII, Chapter 18 of this code shall discontinue the short-term rental use within thirty (30) days after the revocation or denial of the renewal of the short-term rental permit. A short-term rental use that is discontinued under this subsection shall not be resumed.
 3. All short-term rental uses located in zoning districts where short-term rental uses are not permitted by right shall be subject to the abandonment provisions contained in Section 118-153(i) of this code. A short-term rental use abandoned under this subsection shall immediately discontinue the short-term rental use upon the effective date of the abandonment. A short-term rental use that is abandoned under this subsection shall not be resumed."