

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 2, 2025
SUBJECT: TR25-06 Public hearing and consideration regarding city-initiated text amendments to Chapter 118 (Zoning) Division 15 (Transit Oriented Development Code) for the purpose of considering the addition of short term rental housing and additional regulations.
PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

The purpose of this public hearing is to consider the addition of short-term rentals into the TOD table of uses, identifying where in the TOD Character Zones a short-term rental should be permitted.

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 has 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.

An amendment to Chapter 18, Article XII – Rental Housing, will be considered along with the proposed zoning amendments by the City Council on October 13th. These regulations include an annual permitting process, maximum occupancy, requirement for a local point of contact, parking restrictions, and a process to revoke a permit for continual violations.

Proposal

The graphic below represents the proposal that came forward in the previous public hearing. Short-term rentals would be permitted in the following districts: R7-MF, C-1, C-2, Town Center Neighborhood Core, and Town Center Neighborhood Center.

	SECTION 118-631: TABLE OF PERMITTED USES																						
[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary H. COMMERCIAL USES	Conditions	RESIDENTIAL DISTRICTS								NON-RESIDENTIAL DISTRICTS								TOWN CENTER					
		RE-1 & RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7-MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	TC-Edge	TC-General	TC-Center	TC-Core
Short-term rental	31								P			P	P								P	P	

The Commission recommended on September 4th to amend the above table to remove Town Center – Neighborhood Center from the permitted districts. That recommendation was relayed to the City Council on September 8th. At that time, the City Council continued the public hearing to October 13th to allow time for consideration of all public comment received during the public hearing process.

The continuance also provided an opportunity for this TOD portion to “catch-up” with the other, so that final action may be considered on the same date.

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 propose the addition of short-term rentals to be permitted by right in all TOD Character Zones, with the exception of the Historic TOD, where they could be permitted along with approval in 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 portion of the table above identifies the addition of the short-term rental use into the TOD zone schedule of uses, along with hotels and bed & breakfasts, for comparison. All of the aforementioned districts are shown as “P/C,” or permitted with conditions. The same conditions outlined in Section 118-633 (reference to the traditional table of permitted uses’ conditions) are included by reference from the outlined condition table in this portion of the Code of Ordinances. Draft updates to both sections are attached for reference.



Public Comment: Due to the complexity of the public hearings occurring simultaneously, you will be provided all public comment received following the previous P&Z public hearing.

CITY COUNCIL: The City Council will consider this request at the October 13, 2025 meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve TR 25-06.