



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley

From: David Jarrell, City Manager

Date: April 6, 2021

Subject: O-7-21 First Reader Short Term Rental License

This legislation proposes to make new non-owner-occupied short term rental licenses a special exception use in the R2-NC, C1, and C1A conservation residence districts. This includes transfers of existing licenses to a new owner. The table below shows rental data from Feb. 2020 and Feb. 2021 from Host Compliance, the City's short-term rental monitoring software.

	Total Parcels	Feb-20	% STR of	2020 OO	% OO 2020	Feb-21	2021 OO	% STR of	% OO 2021
B1	68	1	1.5	1	100.0	0	n/a	n/a	n/a
B2	135	2	1.5	1	50.0	1	0	0.7	0.0
BCE	202	1	0.5	1	100.0	0	n/a	n/a	n/a
C1	460	25	5.4	20	80.0	19	16	4.1	84.2
C1A	310	21	6.8	11	52.4	14	9	4.5	64.3
C2	184	4	2.2	0	0.0	0	n/a	n/a	n/a
C2P	43	1	2.3	0	0.0	2	0	4.7	0.0
MX	813	1	0.1	1	100.0	1	0	0.1	0.0
PM	187	0	n/a	n/a	n/a	2	1	1.1	50.0
R1	1139	10	0.9	7	70.0	8	7	0.7	87.5
R1A	605	0	n/a	n/a	n/a	1	1	0.2	100.0
R1B	449	1	0.2	1	100.0	1	1	0.2	100.0
R2	3764	46	1.2	32	69.6	18	15	0.5	83.3
R2-NC	722	23	3.2	12	52.2	10	5	1.4	50.0
R3	4433	11	0.2	8	72.7	3	2	0.1	66.7
R3-NC	42	1	2.4	1	100.0	0	n/a	n/a	n/a
R3-NC2	98	5	5.1	4	80.0	0	n/a	n/a	n/a
R3-R	33	1	3.0	0	0.0	0	n/a	n/a	n/a
R4	554	3	0.5	2	66.7	4	2	0.7	50.0
R4-R	199	1	0.5	0	0	0	n/a	n/a	n/a
WME	183	6	3.3	4	66.7	11	1	6.0	9.1
WMI	33	1	3	1	100.0	0	n/a	n/a	n/a
WMM	145	1	0.7	0	0	0	n/a	n/a	n/a
Total	14736	166	1.1	106	63.9	95	60	0.6	63.2

This table shows:

- Total parcels in the City by zoning district
- February 2020 and February 2021 data from Host Compliance showing compliant and non-compliant listings on different short-term rental sites.
- Percentage of short-term rentals compared to total parcels
- Percentage of owner-occupied properties compared to total short term rentals.

The data indicates that C1, C1A, and R2-NC zoning districts have higher percentages of short-term rentals per parcel. This updated report fixes an error for reporting in the WMI district that was not accurate.

Host Compliance reports who has advertised on the more than 60 short-term rental sites that it monitors. This number fluctuates often. As far as the potential number of properties that could be rented at any given time, there are currently 155 active license in the City, with about 56 under review or pending revisions.

Prepared by Sally Nash, Director of Planning and Zoning