



Legislation Text

File #: 16-007, **Version:** 1

TITLE:

Request-to-set a public hearing on Land Use Ordinance Text Amendments that would Clarify Regulations for Short-Term Rentals in Single-Family Residences

PURPOSE: The purpose of this item is for the Board of Aldermen to consider setting a public hearing on text amendments to the Land Use Ordinance to clarify the existing provisions relating to short-term rentals.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Christina Moon - 919-918-7325; Marty Roupe - 919-918-7333; Nick Herman - 919-929-3905

INFORMATION: At the September 8, 2015 regular meeting, staff provided the Board of Aldermen with an update on the status and implications of Airbnbs in Carrboro.

<https://carrboro.legistar.com/MeetingDetail.aspx?ID=414409&GUID=CB2D3FDB-6B44-47DC-9697-BAA7438A3607&Search> = Airbnb is a web-based company which provides a mechanism for people to rent lodging by the night, week or month in different locations. A quick scan of the Airbnb website revealed a number of properties in Carrboro advertising rentals through this service. A memorandum included in the September agenda item described the existing land use categories which allow lodging along with permit requirements.

The Board directed staff to prepare an ordinance that would allow primary occupants to rent one or two rooms for periods of less than a month, without a special use permit. A draft ordinance has been prepared that, if adopted, would amend the Land Use Ordinance in two areas. First, a definition for “short-term rental” would be added as a new subsection under Section 15-15 (Definitions). Second, language would be added to the existing provisions for single-family residential accessory uses to clarify the duration for which one or two rooms may be rented out.

Existing provisions in the Parking Requirement Table under Section 15-291(g) already provide for off-street parking requirements for rented rooms. The specific language reads, “Use 1.100 (Single Family Detached), 2 spaces per dwelling unit plus one space per room rented out in each dwelling unit (see Accessory Uses, Section 15-150). These spaces shall be in addition to any space provided within an enclosed or partially enclosed garage.” Existing provisions related to signage likewise allow for typical residential uses, mainly for address identification, of up to four square feet in area.

The Board of Aldermen must receive public comment before adopting amendments to the LUO. Orange County and Planning Board review are also needed.

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with

advisory board and Board of Aldermen review.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolution, setting a public hearing for February 23, 2016 and referring the proposed amendment to Orange County and the Planning Board.