

Summary: Regulating Short-Term Rentals

Chapel Hill Task Force

November 6, 2019

City	Allows Primary Residence STRs?	Allows Dedicated STRs?	Zoning restrictions for Dedicated STRs	Accessory Dwellings Allowed?
Berkley, CA	Yes. 90-day cap	No	--	Yes, if owner is on-site
Boulder, CO	Yes, 182-day cap	No	--	Yes, if owner is on-site
Fort Collins, CO	Yes, 90-day cap	Yes	Not allowed in high-density residential zones, but are allowed in many mixed-use and commercial zones	Yes. Only one unit rented at a time.
Kansas City, MO	Yes, 95-day cap	Yes	Allowed in residential and other zones. Must comply with application requirements	No. Exception of carriage houses in historic zones
Lawrence, KS	Yes, 182-day cap	No (unless special use permit is granted)	--	Yes. If owner resides there ½ the yr.
Madison, WI	Yes, 30-day cap	No	--	No
Nashville, TN	Yes	Yes, with zoning restrictions	New not owner-occupied STRs prohibited in R districts	Yes. 1 permit per lot.
Seattle, WA	Yes	Yes, limit of 1 per person. (max 2 STRs, and 1 must be primary residence)	Yes	Yes

City	Allows Whole-House STRs	Generally Allowed in Residential Zones
Charlottesville, VA	No (exception for rural areas)	No
Savannah, GA	Yes; 20% cap	No. Allowed in mixed-use zones, which do have residential wards.
Bloomington, IN	Yes	Yes
Wilmington, NC	Yes. 2% cap, 400 ft. separation requirement	Yes

TASK FORCE MEETING DISCUSSION TOPICS

1. Should Chapel Hill allow Dedicated STRs?
2. If so, generally where should they be allowed? (residential zones, mixed-use, and/or commercial zones) *Think about this in general terms, not based on Chapel Hill's current zoning map.
3. Any other restrictions? If so, where will the restrictions apply--to all dedicated rentals or to only those in certain zones?
 - Examples:
 - Cap on zoning permits issued
 - Density requirements (certain separation between units/or % of property per zone)
 - Cap on # of nights rented
4. How should accessory structures be treated for dedicated STRs?
 - One permit per lot?
 - One rental group at a time, but either dwelling may be rented?
 - Other?