



Key Considerations for Short Term Rentals (STRs)

Town Council Work Session

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Regulations for:

- Dedicated Short-Term Rentals (STRs)
- Hosted and Unhosted STRs



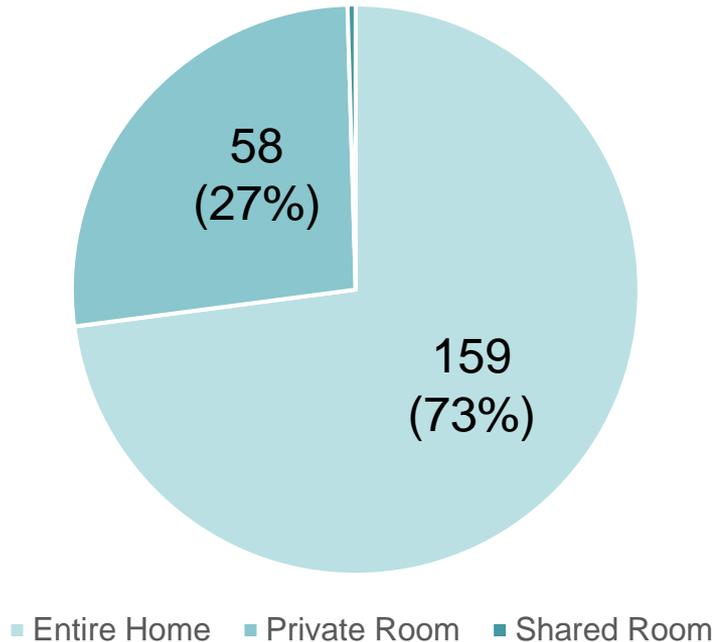
Types of Short-Term Rentals:

Type 1: Hosted Rental	Type 2: Unhosted Rental	Type 3: Dedicated Rental
		
<ul style="list-style-type: none">• Primary resident is on site with guests• Rental of a spare bedroom or accessory dwelling unit	<ul style="list-style-type: none">• Primary resident is not on site with guests• Rental of an accessory dwelling unit (when owner is not on-site) or the whole unit	<ul style="list-style-type: none">• There is no primary resident (+180 days/year)• Rental of dwelling unit and/or accessory dwelling unit (not part of primary residence)
<p><u>Current LUMO Provisions:</u></p> <ul style="list-style-type: none">• Home Occupation	<p><u>Current LUMO Provisions:</u></p> <ul style="list-style-type: none">• Tourist Home• Overnight Lodging	<p><u>Current LUMO Provisions:</u></p> <ul style="list-style-type: none">• Tourist Home• Overnight Lodging

Statistics:

Number of Active Rentals	218
Average Rental Size	2.2 Bedrooms
Full-time rentals (those rented +180 days/year)	32% or approx. 70 units

Active Rentals



[Info provided by AirDNA on 12/1/2020](#)

How will the Town regulate dedicated STRs?

- Option 1: Do not allow dedicated STRs.
- Option 2: Permit established dedicated STRs and classify them as lawful nonconformities. This would prohibit new dedicated STRs.
- Option 3: Implement a lottery whereby a total number of STR zoning permits are awarded.
- Option 4: Allow all dedicated STRs.

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1. How will the Town regulate dedicated STRs?

- a. Option 1: Prohibit dedicated STRs
- b. Option 2: Allow dedicated STRs

Do you want to limit the number of dedicated STRs?



If yes, to limiting the number of dedicated STRs:

1. Will there be zoning districts in which dedicated STRs will be a prohibited land use?
2. Will the town adopt density regulations?
 - Total cap on number of zoning permits
 - Cap on zoning permits by zone
 - Separation requirement between uses
 - Limit density within multi-unit dwellings

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2. How will the Town regulate existing dedicated STRs?

- a. Option 1: Prohibit existing dedicated STRs
- b. Option 2: Allow existing dedicated STRs as legal nonconformities



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3. Allow hosted and unhosted STRs.

- Permit Required
- Health & Safety Checklist



- Future Health & Safety Checklist
- Conduct short-term enforcement efforts on nuisance violations
- Education



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1. Return to Town Council for additional input
2. Staff suggested ordinance changes

