



Land Use Management Ordinance Text Amendment Blue Hill Form District Use Categories

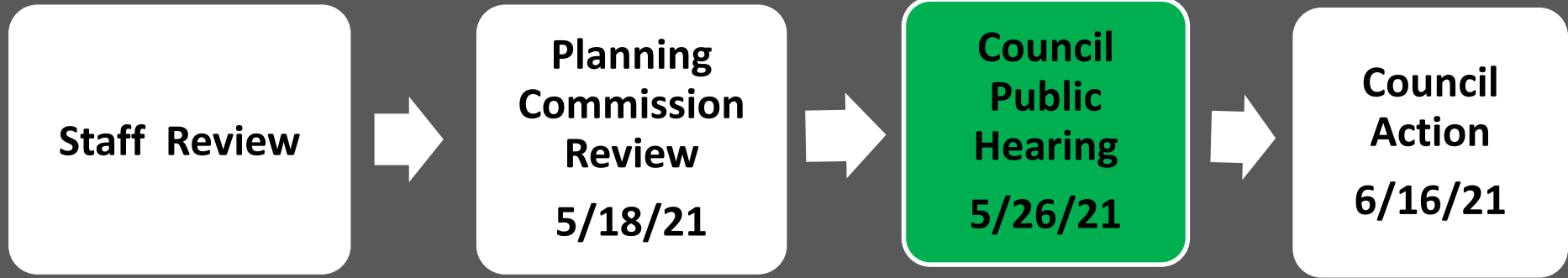
May 26, 2021

RECOMMENDATION

Open the Public Hearing, receive comments at this meeting, and close the Public Hearing, and continue to receive public comments for 24 hours at planning@townofchapelhill.org

Enact the Ordinance at the June 16, 2021 Town Council meeting.

Text Amendment Process



Use Categories Amendment

Section 3.11.3.4. Permitted Use Table

PERMITTED USES	WR-3	WR-7	WX-5	WX-7	Def./Std.
Residential Uses					
<u>Short-Term Rental, Primary Residence</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Sec. 3.11.3.5.A.5.a</u>
<u>Short- Term Rental, Dedicated</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Sec. 3.11.3.5.A.5.b</u>

Use Categories Amendment

Section 3.11.3.5. Use Categories.

A. Residential uses.

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5. Short-Term Rental.

- a. **Short-Term Rental, Dedicated** : the rental of all or part of a residential dwelling unit(s) on a property that is not used as a primary residence and is rented in its entirety to one party of guests at a time in exchange for a fee for a period of fewer than thirty (30) consecutive days. No simultaneous rental contracts are permitted.
- b. **Short-Term Rentals, Primary Residence** : the rental of all or part of a primary residence that is rented wholly or partly for a fee to one or more parties of guests in exchange for a fee for a period of for fewer than thirty (30) consecutive days. No simultaneous rental contracts are permitted when the host is not on-site.

Blue Hill District and Use Categories

- Option to include language to restrict number of STRs
 - 2 units or 3% of total units, whichever is greater, in one building
 - More or fewer STRs
- Option to clarify Overnight Lodging definition
 - Independent “Front-of-House” area
 - Comprising over 50% of the floor area for the building

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