



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Details (With Text)

**File #:** [21-0659]      **Version:** 1      **Name:**

**Type:** Consent      **Status:** Passed

**File created:** 8/11/2021      **In control:** Town Council

**On agenda:** 9/1/2021      **Final action:** 9/1/2021

**Title:** Call a Legislative Hearing for a Land Use Management Ordinance Text Amendment to Section 3.11, Blue Hill Form District, Regarding Short-Term Rental Standards on September 22, 2021.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A RESOLUTION CALLING A LEGISLATIVE HEARING FOR A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 3.11, BLUE HILL FORM DISTRICT, REGARDING SHORT-TERM RENTAL STANDARDS ON SEPTEMBER 22, 2021 (2021-09-01/R-6)

Date	Ver.	Action By	Action	Result
9/1/2021	1	Town Council	adopted	Pass

### Call a Legislative Hearing for a Land Use Management Ordinance Text Amendment to Section 3.11, Blue Hill Form District, Regarding Short-Term Rental Standards on September 22, 2021.

**Staff:**

Colleen Willger, Director  
Judy Johnson, Assistant Director  
Corey Liles, Principal Planner

**Department:**

Planning

**Overview:** Town Council approved an update to the Blue Hill Use Standards on [June 16, 2021](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4983578&GUID=72C970B2-544E-4B56-B2CB-F5AEC4471304) to define short-term rentals (STRs) as a residential use in the context of a Mixed Use project. In the same discussion, Council asked staff to study appropriate regulations for STRs in the Blue Hill District in more depth.

### ★ **Recommendation(s):**

That the Council adopt the resolution, calling a legislative hearing for a Land Use Management Ordinance Text Amendment regarding Short-Term Rental standards in the Blue Hill District on September 22, 2021.

### Background

- The Council adopted a Short-Term Rental Ordinance on [June 23, 2021](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4990629&GUID=158986D8-2B8F-4700-) that applies regulations throughout Chapel Hill but outside of the Blue Hill Form District. Some Council members expressed interest in putting Blue Hill under a similar regulatory framework for STRs.
- Residential projects in the Blue Hill WX- Subdistricts are required to include a non-residential component. Under the update approved on June 16, 2021, STRs are allowed in Blue Hill but do not count toward the non-residential requirement.
- Hotels are allowed in Blue Hill and are defined as a non-residential use. The Form-Based Code does

not draw a clear distinction between Overnight Lodging (hotels) and Short-Term Rentals.

**Where is this item in its process?**



**Attachments:**

- Resolution

**A RESOLUTION CALLING A LEGISLATIVE HEARING FOR A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT TO SECTION 3.11, BLUE HILL FORM DISTRICT, REGARDING SHORT-TERM RENTAL STANDARDS ON SEPTEMBER 22, 2021 (2021-09-01/R-6)**

WHEREAS, the Town Council adopted a form-based zoning district for the Blue Hill District in July 2014; and

WHEREAS, on June 16, 2021, the Council amended the Land Use Management Ordinance to define short-term rentals as a permitted, residential use in the Blue Hill District; and

WHEREAS, the Council asked staff study regulations that should be made applicable to short-term rentals in the Blue Hill District; and

WHEREAS, on June 23, 2021, the Council amended the Land Use Management Ordinance to include short-term rental regulations applicable in other zoning districts of the Chapel Hill planning jurisdiction.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls the Legislative Hearing to consider a Land Use Management Ordinance Text Amendment regarding short-term rental standards in the Blue Hill District at 7:00 p.m. on September 22, 2021 in the location provided on the Town's web calendar.

BE IT FURTHER RESOLVED that the Council refers the proposed Text Amendment to the Town Manager and Planning Commission for their consideration.

This the 1<sup>st</sup> day of September, 2021.

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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

By adopting the resolution, the Council calls a legislative hearing for a LUMO Text Amendment regarding Short-Term Rental standards in the Blue Hill District on September 22, 2021.