



Chapel Hill Planning Department

Public Information Meeting: Short-Term Rentals (STRs)

April 19, 2021

Anya Grahn, Senior Planner



Agenda

1. Review Ground Rules for the Public Information Meeting and public participation
2. Staff presentation—Overview of draft ordinance
3. Community feedback specific to provisions of the draft ordinance

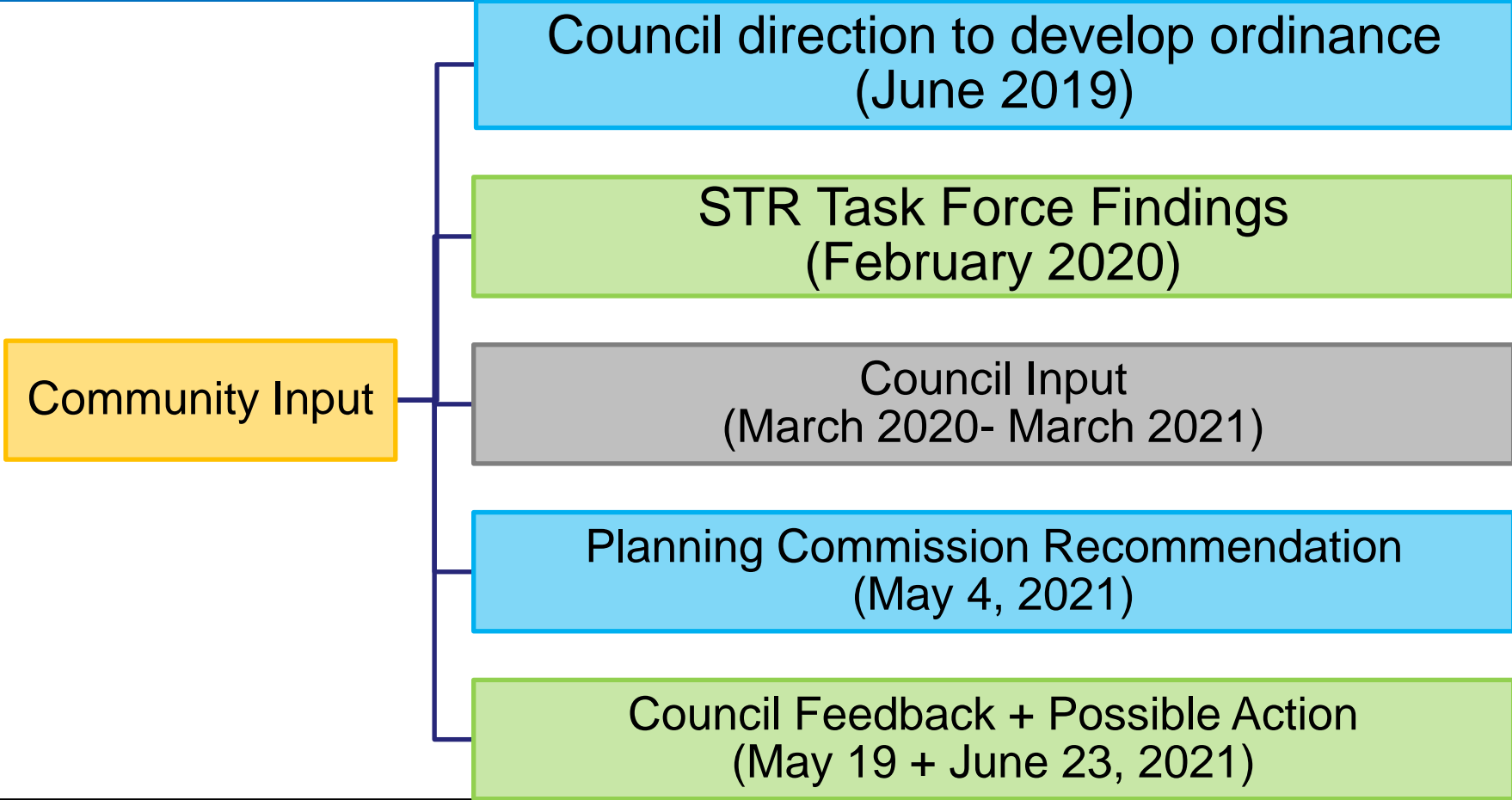
Purpose of the Public Information Meeting

- Summarize the proposed STR Ordinance
- Receive feedback from the community on the draft ordinance
- Staff will provide a summary of Questions & Answers online no later than Friday, April 23.



Ground Rules




1. **This is a public discussion, not a debate.** The purpose is *not* to persuade others or to win an argument, rather to hear many points of view directed to the proposed ordinance.
2. **Everyone is encouraged to participate.** You may be asked to share what you think, or we may ask for comments from those who haven't spoken. It is always OK to "pass" when you are asked to share a comment.
3. **Everyone's perspective is valuable.** If you have already voiced your ideas, let others have an opportunity. When you speak, be brief and to the point.
4. **When you speak, state your name and where you live.** In a public meeting, it is helpful to know who is speaking as well as where they live in the community.
5. **One person speaks at a time.** Refrain from side conversations. Pay attention to the person speaking. If you think you will forget an idea that comes to mind, write it down.
6. **Seek first to understand, not to be understood.** Ask questions to seek clarification when you don't understand the meaning of someone's comments.






Council Feedback (Summarized)

- STRs are a lodging use that should be regulated to protect neighborhood character,
- Group hosted + unhosted rentals together as primary residential rentals. Dedicated STRs should be its own category.
- Dedicated STRs should not be a permitted use in residential neighborhoods but may be appropriate in non-residential zones.
- Interest in safety standards.

Types of Short Term Rentals:

Primary Residence STR		Dedicated STR
		
Hosted STR	Unhosted STR	Dedicated STR
<ul style="list-style-type: none">• Primary Residence is on-site with guests• Nightly rental of spare bedroom or ADU	<ul style="list-style-type: none">• Primary Residence is not on-site with guests• Nightly rental of principal dwelling unit or ADU on the same lot as resident-occupied dwelling	<ul style="list-style-type: none">• No resident on-site.• Only used for STR• Nightly rental of a dwelling unit or ADU on a site not used as a primary residence

Types of Short Term Rentals:

Primary Residence STR		Dedicated STR
		
Hosted STR	Unhosted STR	Dedicated STR
<ul style="list-style-type: none">Allowed in all zoning districts that permit residential uses	<ul style="list-style-type: none">Allowed in all zoning districts that permit residential uses	<p>Permitted in mixed-use and commercial areas only</p>

Proposed Definitions:

- **Primary Residence:** the dwelling unit or dwelling unit with an accessory apartment on a property in which the host resides a majority of the year (219 days or 60% or more of the time).
- **Primary Residence Short Term Rentals:** the rental of a primary residence that is rented wholly or partly for a fee for fewer than thirty (30) consecutive days to transient guests. (Staff previously used the terms Hosted STR and Unhosted STR to describe this scenario and this definition would encompass both scenarios.) No simultaneous rental contracts are permitted when the host is not on-site.

Proposed Definitions:

- **Dedicated Short Term Rental:** the rental 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 transient guests at a time for a fee for fewer than thirty (30) consecutive days. No simultaneous rental contracts are permitted.

Operational Requirements

- Maximum Overnight Occupancy
- Designated Responsible Party
- Compliance with Noise Ordinance
- Trash and Recycle Disposal
- Provide adequate on-site parking
- No signs
- Occupancy Tax
- Minimum rental age of 21 years
- Minimum rental duration not less than overnight

Operational Requirements

- No special events without a permit
- Annual STR permit
- Notice to adjacent property owners within 100 ft. of the STR
- Safety Standards Checklist included in application

Three strikes, you're out



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1. By the end of the week:

- Recording of meeting to be posted online
- Q&A to be posted online with responses to questions

2. Questions? Contact Anya Grahn at agrahn@townofchapelhill.org