



**COUNCILMEMBER LORIE ZAPF  
COUNCIL DISTRICT TWO**

**M E M O R A N D U M**

DATE: September 17, 2015  
TO: Honorable City Council  
FROM: Councilmember Lorie Zapf, Chair, Smart Growth and Land Use Committee  
SUBJECT: Short Term Vacation Rental and Home Sharing Draft Ordinance

*Lorie Zapf*

---

In August, City Staff released a draft code framework to regulate “Short Term Vacation Rentals” (whole home rentals) and Home Sharing (owner occupied rentals). The framework calls for clarity on a few items, including frequency, occupancy and eligible housing types. Prior to my staff’s presentation of the draft ordinance to various groups, the sections in the draft ordinance which require further direction must be addressed in Sections 141.0315, 141.0301 and 141.0302. I propose the following:

**For “Short Term Vacation Rental of a Dwelling Unit” Section 141.0315 b) limited use regulations:**

- 1) Limited use regulations: A maximum of 2 occupants per bedroom plus 2 occupants may stay in a dwelling unit in Single Family Residential (RS) zones
- 2) A minimum stay of no fewer than 21 nights in Single Family Residential (RS) zones

**For “Boarder, Lodger, and Home Sharing Accommodations” Section 141.0301:**

- e) No minimum night stay requirement in all residential zones: RE, RS, RX, RT, RM

**For “Companion Units” Section 141.0302:**

- p) The property owner or a designated resident host shall remain present at the primary residence on the property during any visitor stay less than 30 consecutive days to actively discourage and prevent any nuisance activity from occurring
- q) No minimum night stay requirement in all residential zones: RE, RS, RX, RT, RM

I also propose the new use category “Short Term Vacation Rentals” be changed to “Short Term Rentals” to clarify that the regulations apply to all short term stays of any purpose.

I look forward to receiving input on these issues from the communities and stakeholders at the upcoming public forums.

cc: Mayor Kevin Faulconer  
City Attorney Jan Goldsmith  
Andrea Tevlin, IBA