



# Short Term Rentals (STRs)

## STR Task Force

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# Follow-Up:

1. Overview of Homework Assignment
2. Zoning & Land Use
3. Survey Results



# Homework Assignment:



## Staff provided:

- Reading materials related to STR regulations
- Comparison of STR ordinances throughout the state
- Pro & Con list of ordinance provisions
- STR safety checklist
- Survey about ordinance provisions

# Homework Assignment: Pros and Cons



Staff provided a chart outlining the Pros and Cons of common STR regulations:

- Many regulations can help limit neighborhood concerns about noise and parking
- May be difficult to enforce occupancy caps and designated responsible parties
- Insurance can create liability for municipalities
- May be alternatives to Inspections or Enforcement staff doing inspections of STRs

# Homework Assignment: Safety Checklists

## Safety Checklists & Inspections

- Bozeman, MT
- Cambridge, MA
- Colorado Springs, CO
- Minneapolis, MN
- Palm Springs, CA
- Park City, UT
- Portland, OR
- Savannah, GA
- Vail, CO



# Homework Assignment: Safety Checklists

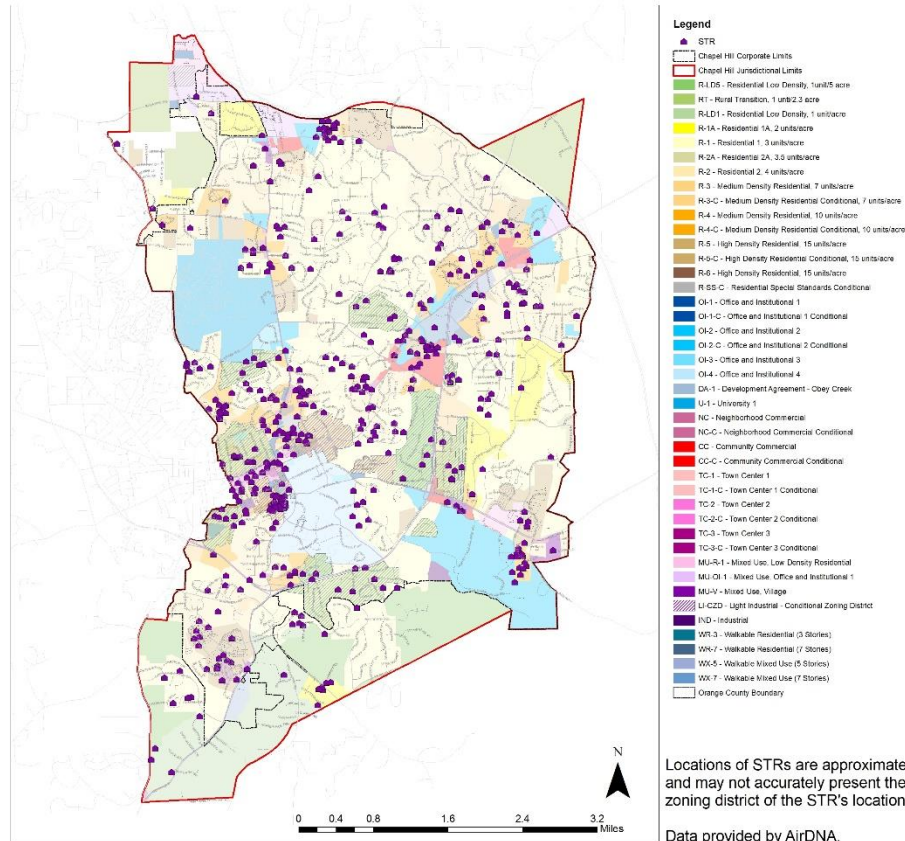
## Common Safety Checklist Provisions:

- Visibility of property address
- Smoke and carbon monoxide detectors
- Fire extinguisher
- Emergency egress windows in sleeping rooms
- Clear exit paths
- Handrails and guardrails
- Lighting
- Functioning plumbing and electrical
- Good repair and maintenance



# Zoning & Land Use:

## Approximate Locations of Short Term Rentals (STRs) in Chapel Hill



## Last Meeting:

- Discussed the geographic location of zoning and where STRs exist
- Zoning map available online

# Zoning & Land Use:

<b>What it is:</b>	<b>What it is not:</b>
Districts or zones that regulate different uses of land – residential, commercial, agricultural, industrial	Change/correct land uses already in existence legally (non-conforming)
Protect individual property owners from harmful/undesirable uses of adjacent property	Assure that land uses will be permanently retained
Regulations for the placement, spacing, and size of building	Zoning deals with land use, not the owner, operator, or occupant of the land

Courtesy of [Center for Urban Pedagogy](#), [“Zoning Basics”](#), [“Zoning—What does it mean to your community?”](#)



# STR Survey Results:

## Should STRs be allowed in Chapel Hill?

	STR Operators	%	Non-STR Operators	%
Allowed with no regulation	53	70.67%	74	23.27%
Allowed with regulation	21	28%	201	63.21%
STRs should be prohibited	0	0%	37	11.64%
No opinion	1	1.33%	4	1.26%
No answer	0	0%	2	0.63%

# STR Survey Results:

**Which of the following do you support? (Participants could select multiple answers.)**

	STR Operators	%	Non-STR Operators	%
Hosted home sharing	18	24.00%	174	54.71%
Unhosted home sharing	13	17.33%	101	31.76%
Designated STRs	9	12.00%	66	20.62%
STRs prohibited in designated neighborhoods or zoning districts	1	1.33%	68	21.38%
Parking rules/limitations	6	8.00%	130	40.88%
Terms for minimum length of stay	4	5.33%	65	20.44%
No answer	54	72%	122	38.13%



## Discussion