

AMENDING CHAPTER 30 (LDO)

AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT

(Editor's Note: Added text shown with underline.)

Section 1. That Table 8-1, Permitted Uses, is hereby amended by inserting a use labeled "Short Term Rental" as a use within the subcategory Overnight Accommodations, with a "U" in the R-3, R-5, R-7, RM-5, RM-8, RM-12, RM-18, RM-26, RM-40, O, MU-L, MU-M and CB columns and with "30-8-10.4(U)" in the Standards Column and inserting a use labeled "Short Term Rental".

Section 2. That Section 30-8-8.3(A), Overnight Accommodations, is amended to add the following use:

- 4) Short Term Rental, Homestay
- 5) Short Term Rental, Whole House

Section 3. That Section 30-8-10.4, Office, Retail, and Commercial Uses, is amended to add the following additional use standards:

(U) Short Term Rentals

The intent of these standards is to ensure the level of activity related to short term rentals does not change the character of property for residential use or create significant negative impacts on adjacent residential uses.

- 1) Short term rentals are allowed only in residential dwelling units
- 2) Short term rentals are required to secure a zoning permit **and have the permit conspicuously posted on the associated property and on any advertisements or postings related to the short term rental. A new zoning permit is required if the property owner or local operator changes and must be done within 30 days of the change in owner or operator.** This permit may be denied or revoked by the Planning Department based on ~~continuing~~ **either the conviction of the owner/operator of a criminal offense on the Short Term Rental premises as outlined under North Carolina General Statutes or having two or more verified** violations of this **or any other City ordinance on the Short Term Rental premises within a 365 day period**, in addition to any other enforcement actions outlined in 30-5-4.
- 3) No more than two (2) adults per bedroom rented are allowed. Children and other persons under age 18 as of the date of the rental do not count towards this cap.
- 4) Gatherings that are publicly announced or promoted (through any means) and involve more than 2 times the number of persons renting the property are prohibited.
- 5) Exterior signage is prohibited.

- 6) Local operators or property owners for whole house rentals must be physically located in Guilford County or counties directly adjacent to Guilford County, place their contact information prominently in the short term rental, and be readily accessible throughout the rental period. **7) Short term rentals shall comply with all applicable State and local laws including, but not limited to, minimum housing, building and fire codes and shall pay all appropriate taxes, including occupancy taxes, to the relevant governmental entities. Failure to do so will constitute grounds for revocation of the zoning permit.**
- 8) **For multifamily buildings no more than one dwelling unit per building or 25% of the total units per building, whichever is greater, may be used as a short term rental.**
- 9) **A Short Term Rental shall have the same parking rights as the dwelling unit where it is located and shall be subject to any relevant community standards normally applied to the dwelling unit.**
- 10) All short term rentals must come into compliance with these standards within six (6) months of the date of adoption.

Section 4. That Section 30-15-3, Terms Beginning with ‘B’ is amended to add the following definition:

Bedroom

Room furnished with a bed and primarily used for sleeping that includes at least one clearly defined **exterior** exit (door and/or window) to allow for escape in an emergency. Does not include common living areas not furnished with a bed on a regular basis.

~~Any room used principally for sleeping purposes, an all-purpose room (not a living room), a study or a den.~~

Section 5. That Section 30-15-12, Terms Beginning with ‘L’ is amended to add the following definition:

Local Operator

Individual or property management company with identified point of contact that may change on a recurring basis.

Section 6. That Section 30-15-18, Terms Beginning with ‘S’ is amended to add the following definitions:

Short Term Rental

The rental (for a fee or other valuable consideration) of a portion or all of **available bedrooms** of a residentially used property for a period of no more than 30 days. The property may include an onsite accessory dwelling unit as part of a short term rental. All Short Term Rentals are classified as either a homestay or a whole house rental.

Short Term Rental, Homestay

The rental of only a portion of available bedrooms of a residentially use property to persons for a fee.
The host for the rental must use the property as their primary residence and be on site during the rental.

Short Term Rental, Whole House

The rental of **all available bedrooms** of an entire residence (at any time) to persons for a fee ~~for a minimum of 2 nights~~. If the host does not use the property as their primary residence, a local operator (with local contact) must be identified and contact information provided to the City of Greensboro Planning Department

Section 7. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 8. This ordinance shall become effective ~~within~~ 6 months after date of adoption.