

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 renew this permit on an annual basis. This permit may be **denied or** revoked by the Planning Department based on continuing violations of this ordinance, 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. **Bedroom is defined as a room furnished with a bed and used primarily for sleeping. Bedroom does not include common living areas not furnished with a bed on a regular basis.**
- 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 ~~within~~ **20 miles of the address being rented, provide contact information to the City in Guilford County or counties directly adjacent to Guilford County, and place that their contact information prominently in the short term rental, and be on-call during readily accessible throughout the rental period. Local operators may be individuals or management companies with an identified point of contact that may change on a recurring basis.**

7) 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 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 a residentially used property for a period of at least 2 nights and 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 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 ~~upon~~ **within 6 months after date of** adoption.