



*City of* **GREENSBORO** *North Carolina*

**Short Term Rentals  
City of Greensboro  
City Council Work Session  
January 26, 2023**





## Why Regulate Short Term Rentals?

- Ensure level of activity with this use does not change the character of property as a principal residential use or create significant negative impacts on adjacent residential uses or the public.
- Zoning Authority - NCGS 160D-Article 7 –  
“Promote health, safety and general welfare”
- Balances rights of property owners to use property as desired while not infringing on rights of adjacent property owners to do the same or create undue burdens to the public



## Current Regulations – Tourist Homes/Bed and Breakfasts

The term “Short Term Rental” is not currently defined in LDO

Planning Director authorized to classify use as most similar to use already defined in Land Development Ordinance

### **Tourist Home/Bed and Breakfast –**

**A dwelling in which lodging, with or without meals, is provided for overnight guests for a fee.**

Tourist Homes/Bed and Breakfasts allowed in Single Family (R- ) zoning districts **with** Special Use Permit

Tourist Homes/Bed and Breakfasts allowed in Multifamily (RM- ), Office (O), Central Business (CB), Commercial Neighborhood (C-N), Commercial Low (C-L) and Mixed Use (MU- ) zoning districts **without** Special Use Permit



# Current Regulations – Tourist Homes/Bed and Breakfasts

## Development Standards – Applies in all zoning districts

- A tourist home may not locate within 400 feet of a rooming house or another tourist home.
- No more than 6 guest rooms allowed.
- The owner or operator of the tourist home must reside on site.
- Allowed only in buildings originally constructed as dwellings.
- Only one kitchen facility is allowed. Meals may be provided only for guests and employees of the tourist home. Rooms may not be equipped with cooking facilities.
- Patrons may not stay in a specific tourist home more than 15 days within a 60-day period.
- Signage for tourist homes is limited to one attached sign mounted flat to the front wall of the building that does not exceed 4 square feet in area and 6 feet in height above ground level. Only external illumination is allowed.



## Short Term Rentals Working Group

- Pulled together stakeholder group (led by Mayor) to evaluate current regulations in Greensboro and other NC jurisdictions.
- Members included:
  - Short Term Rental Operators
  - Local land use attorneys
  - Neighborhood Representatives
  - Greensboro Realtors, Hotel Association and Convention/Visitors Bureau
  - TREBIC and Greensboro Neighborhood Congress
  - City Planning, Zoning Enforcement and Legal staff
- Group met for approximately 5 months (Summer/Fall 2021) to craft proposed regulations



## Defining Short Term Rentals in Greensboro

- **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 no more than 30 days.
- The property may include an onsite Accessory Dwelling Unit (ADU) as part of the short term rental.
- Short Term Rentals classified as either Homestay or Whole House rental.



## Defining Short Term Rentals in Greensboro

- **Homestay Short Term Rental** – The rental of only a portion of available bedrooms of a residentially used 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.
- **Whole House Short Term Rental** – 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



## Defining Short Term Rentals in Greensboro

- **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 bed on regular basis.
- **Local Operator** – Individual or property management company with identified point of contact that may change on a recurring basis.





## Proposed Short Term Rentals Standards

- Only allowed in residential dwelling units.
- Allowed in any zoning district that allows residential dwelling units.
- Requires zoning permit from the City that can be revoked if regulations violated.
- Maximum of 2 adults per bedroom rented allowed. Persons under age 18 do not count towards maximum persons allowed.



## Proposed Short Term Rentals Standards

- Gatherings that are publicly announced or promoted (through any means) and involve more than 2 times number of people allowed with rental are prohibited.
- Exterior signage is prohibited
- Local operators for whole house rentals must be physically located in Guilford County or counties directly adjacent to Guilford County; post contact info prominently in short term rental; and be readily accessible throughout rental period.
- All short term rentals must be in compliance with standards within 180 days (6 months) of adoption



## Short Term Rentals – Process to Date

- Community Engagement With Interested Groups
- Public Information Meetings:
  - **Thursday, March 17, 12:30 and 5:30 p.m. (over 100 participants)**
- Working Group approved changes to minimum stay for Homestay Rentals; distance for local operators and definition of bedroom
- [www.greensboro-nc.gov/ShortTermRentals](http://www.greensboro-nc.gov/ShortTermRentals)
- City Council Work Session – May 12, 2022
- City Council Work Session – January 26, 2023



## Short Term Rentals – Items Since Last Conversation

- *Shroeder vs. City of Wilmington*
  - Cannot do citywide registration but confirmed cities can regulate uses via local zoning authority (including applicable permits)
- Expanded inquiries and interest in starting short term rentals
- Board of Adjustment hearings on Special Use Permits and Variance requests (several denied). City continues to enforce Tourist Home requirements in response to complaints.



## Short Term Rentals – Next Steps

- Public Hearings on Proposed Ordinance:
  - Planning and Zoning Commission (special meeting on March 1, 2023) and
  - City Council (date TBD).
- Decisions will be to Approve as Presented; Approve with Changes; or Deny
- Proposed effective date is 6 months from adoption of ordinance in order to...



## Short Term Rentals – Next Steps

- Secure software vendor to identify and monitor Short Term Rentals for City
  - Will require RFP and budget allocation.
  - Need several months to implement systems once vendor selected.
- Public education on revised rules and impacts on existing short term rentals.
  - Includes evaluation of existing enforcement cases.
  - Existing Tourist Homes retain current rights
- Implement zoning permitting process



## Short Term Rentals – Timeline

- City Council Work Session – January 26, 2023
  - Confirm Council desire to proceed with proposed ordinance
- Public Hearing Planning and Zoning Commission
  - March 1, 2023. (Recommendation Only)
- Public Hearing City Council
  - March 21, 2023. (Final Action)
- Ordinance effective on September 21, 2023 (or 6 months from adoption)



## Short Term Rentals in Greensboro

# Questions/ Discussion