



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES



Short-Term Rental Discussion

May 14th , 2019
City Commission



What is a Short-Term Rental



A use where all or part of a Dwelling Unit may, in exchange for consideration, **accommodate transient guests** for a period of time less than thirty (30) consecutive days.



Changing Economy



- Not a New Concept
 - Vacation Rentals
 - Boarding Houses
- Rapid Proliferation & Availability
 - Online Services
 - Viable Alternative
 - New & Unseen Markets



Benefits of Short-Term Rentals



- Economic Impacts
 - For Hosts
 - For Municipalities
- Encourage Property Improvements
- Authentic Local Experience
- Affordable Alternative



Issues with Short-Term Rentals



- Neighborhood Effects
 - High Turnover / Unknown People
 - Commercialization
- Hospitality Industry Impacts
- Affordable Housing



Background



- Feb. 21, 2017: City Commission Report
- Sept. 26, 2017: Stakeholder Open House
- Sept. 26 to Oct. 13, 2017: Lawrence Listens Survey
- Nov. 14, 2017: City Commission Work Session
- Feb. 20, 2018: Text Amendment Initiation
- May 23, 2018: Planning Commission Recommendation
- Oct. 2, 2018: City Commission Approved
- Nov. 1, 2018: Program Initiated



Article Amendments



- Article 4: Use Table
- Article 5: Use Regulations
- Article 9: Parking
- Article 17: Terminology
 - *Existing Occupancy Standards Maintained*



Types of Units



- Owner Occupied
 - Accessory Use
 - 200 Foot Notice
- Non-Owner Occupied
 - Special Use Permit
 - 400 Foot Notice



Article 4: Use Table



- Adds “Short-Term Rental” as:
 - Owner Occupied: Accessory Use
 - Non-Owner Occupied: Special Use Permit

• *Existing Occupancy Standards Maintained*



Article 5: Use Regulations



- Compatibility with Surroundings
- Residency Requirements
- Site Standards
- Parking Guidance



Article 9: Parking



- Adds “**Short-Term Rental**” as:
 - Owner Occupied: Principal Use Requirements
 - Non-Owner Occupied: 1 space per guest room



Article 17: Terminology



- Defines “**Short-Term Rental**” as:
 - A use where all or part of a Dwelling Unit may, in exchange for consideration, accommodate transient guests for a period of time less than thirty (30) consecutive days.



Article 17: Terminology



- “Short-Term Rental” excludes:
 - Dormitory
 - Fraternity / Sorority
 - Group Homes (General or Limited)
 - Motel / Hotel / Extended Stay
 - Bed & Breakfast uses



Licensing & Inspection



- Follows Existing Rental Registration Program
 - Annual License & Inspection
 - Statement of Occupancy



Current Applications



- 47 Rental Licenses in Good Standing
- 28 Applications Submitted
 - 3 Approved
 - 24 In-Progress
 - 1 Denied



Updates



- Revised to communicate Planning Commission's discussion to the City Commission.
- Seeking direction to maintain, amend, or revise the existing program.