



Short Term Rentals (STR)

3/25/2022



Agenda

- Open discussion of “homework” and areas visited.
- Specific district focus: Northwest, Downtown, and Westside.
- Best Practices: Look at framework of other cities’ STR codes.
- Introduce regulations/concepts for Phase 2.



Tiers/Types of STR Units

Primary types of units identified by other communities (regulations typically vary based on type):

- **Type 1** - Owner or lessee-occupied property (Homeowner lives on site and rents – private room, ADU, garage apartment, etc.)
 - **Type 2** -Owner or lessee do not occupy the property as primary residence
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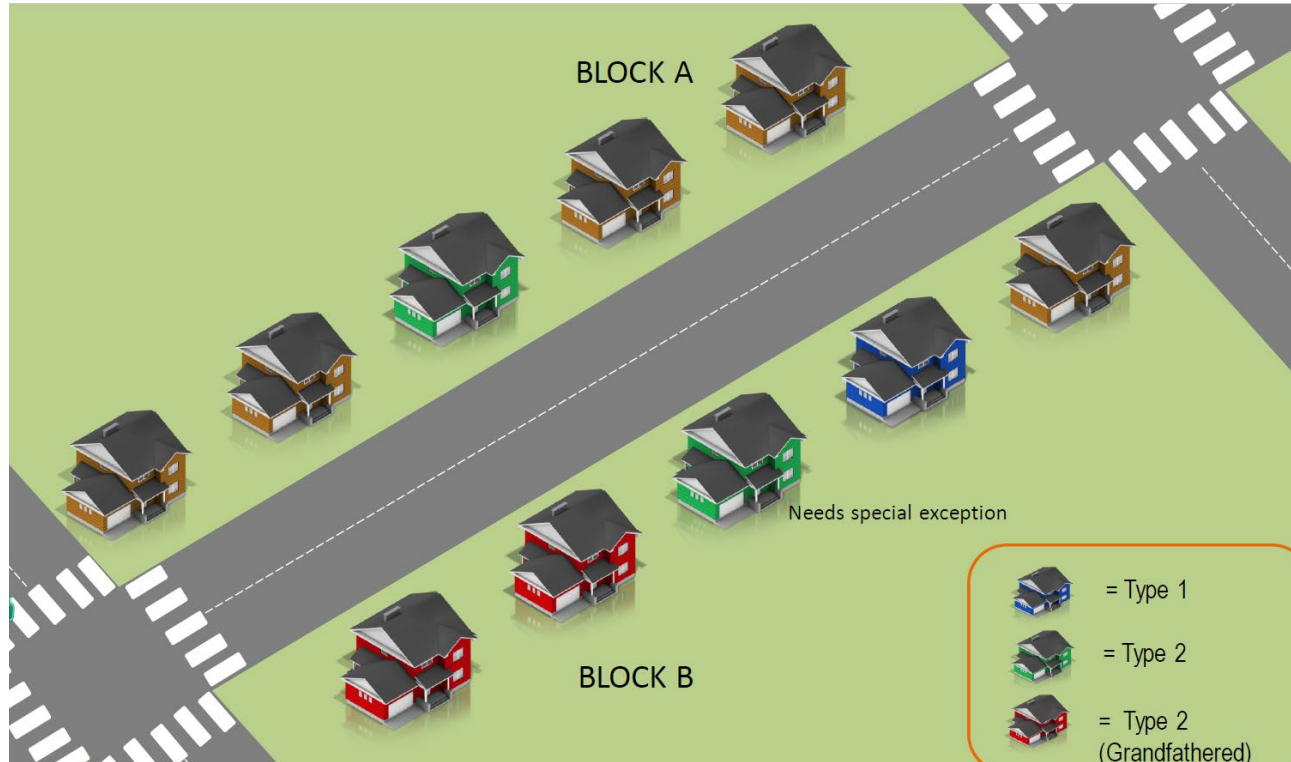


Texas Examples

City	Types	Saturation/ Density	
San Antonio	Both	Type 1- Most Zoning Districts Type 2- limited to 12.5% of block face to limit density in single family areas.	
Arlington	NA	STR Zone (Single Family) City Wide: Residential Medium Density District and Residential Multi-family District no limitation.	



San Antonio, TX





Arlington, TX (STR Zone)



Eligible Locations

New or existing residential structures in the following zoning districts are eligible for STR use:

- All zoning districts within the established [STR Zone](#), which is anchored by the Entertainment District and extends approximately one mile from its center.
- Residential, Medium Density' (RM-12) Zoning District;
- Residential, Multi-family' (RMF-22) Zoning District;

Existing residential structures in the following zoning districts are eligible for STR use:

- All non-residential zoning districts; and
- All mixed-use zoning Districts



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- **Next Meeting Friday April 8th**