

# Short-Term Rentals D212-002



**City of Dallas**

**Zoning Ordinance  
Advisory Committee  
(ZOAC)  
July 7, 2022**

Planning & Urban Design  
City of Dallas

# Request D212-002



- Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, “Lodging Uses” and Section 51A-4.205 “Lodging Uses” to define a new use called “Short-term rental lodging” and related regulations.
- 12.2.2021 - initiated by City Plan Commission (CPC)



# updates



- Project website is up and running and contains information
  - including the 5.3.2021 the City's White Paper Analysis and the 5.14 Memo with results of the survey
- Responses for ZOAC previous direction
- Discussion on provisions for the proposed STR land use



# Responses for ZOAC previous direction



- **Provisions to regulate environmental performance (light, noise, security)**
  - Chapter 27: Minimum Property Standards
    - *Applies to all properties and buildings in Dallas*
  - Chapter 30: Noise
    - *Applies to all properties and buildings in Dallas*
    - Also includes provisions for disturbing noises and vibrations presumed offensive and a section for loudspeakers and amplifiers
      - *deals with source and devices that make noise*
      - *Includes location within 150 feet from the premises of a residence*
      - *Includes hours and reference to “after sunset”*



# Responses for ZOAC previous direction



- **Provisions to regulate environmental performance (light, noise, security)**
  - Chapter 51A – Article VI
    - Noise: Set standards by decibel limit per type of zoning district + hours of different decibel limits allowable
    - Glare: limit lighting
      - *Within the Dallas Development Code*
      - *Daytime 7am to 10pm*
      - *Definitions: noise disturbance, how to measure sound pressure level avg*
      - *Noise level adjustments; reference to background noise; nighttime noise*



# Responses for ZOAC previous direction



- **Provisions to limit STR in multifamily buildings/developments**
  - MU districts set standards for MUP with % for different uses counted towards MUP
    - Ex: min for lodging between 10 and 15%; min for residential between 10 and 15%
- **Provisions to regulate platforms**
  - Will be included in the Registration & Regulation Ordinance



# Responses to ZOAC previous direction



## Registration & Regulations Ordinance to accompany the newly created land-use as presented to City Council:

- Registration of the owner/host/agent
- Require STRs to obtain a license prior to platform listing within the City of Dallas
- Allow for the collection of fees to cover all costs
- Require distance between STRs of 1,500 feet for single family and duplex districts; maximum of 10% of the total dwelling units on a property for all other zoning districts
- Notification of neighbors within 300 ft by city staff
- Require owner to have an emergency contact on file to respond onsite to emergency concerns within a one-hour timeframe
- Require all listings on platforms to include the license number
- No exemption from Single Family Registration if owner rents for periods greater than 30 days



# Responses to ZOAC previous direction



## Registration & Regulations Ordinance to accompany the newly created land-use as presented to City Council:

- Registration to be renewed annually or at the change of ownership
- Allow for inspections, including night inspections
- Self-certification program eligibility for good neighbor properties
- Host/owner/agent liability for failure to allow for inspections of short-term rental properties
- Revocation of license
- Minimum night stay of not less than two (2) days
- Occupancy limits from TX Property Code
- Include available parking and restrictions on platform listing
- Encourage the use of a noise monitoring device





# Responses to ZOAC previous direction



## Registration & Regulations Ordinance to accompany the newly created land-use as presented to City Council:

- Prohibit amplified sound that is audible beyond the property line or exceeds decibel levels listed in 51A
- Violations of the STR ordinance would be eligible violations under the Habitual Nuisance Property designation –3 citations
- Director's Discretion for suspension or revocation of licenses after serious offenses
- Hold a platform accountable for failure to comply with provisions of this chapter (ARL)
- Require platforms to provide locations being listed within the City of Dallas
- Require platforms to remove any listing that is not licensed
- Require the collection of HOT and submit remittance





# Zoning - Proposed Code Amendment to Chapter 51 and 51A





# Zoning - Proposed Code Amendment

## SEC 51A-4.205. LODGING USES \_ (3) Short-term rental lodging.

(A) **Definition:** A full or partial dwelling unit\* that is rented to occupants for fewer than 30 consecutive days per rental period.

(B) **Districts permitted:** .....

(C) **Required off-street parking:** One space/full or partial DU rented to occupants

(D) **Required off-street loading:** none

(E) **Additional provisions:**

(i) This use must comply with Chapter ##, “Short-term rentals” of the Dallas City Code. (Registration & Regulation Ordinance)

(ii) The number of short-term rentals in a single dwelling unit may not exceed one.

(iii) A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), event venue [not a current use, but upcoming code amendment may create], restaurant, or any other use unless located in a zoning district in which the use is permitted and a Certificate of Occupancy is issued for the use.



# Zoning - Proposed Code Amendment



- Zoning Districts:

MF-2-4(A), MO(A), GO(A), RR, CS, LI, IR, IM\*, central area, mixed-use, multiple commercial, and urban corridor districts.





	MF-1	MF-2	MF-3	MF-4	MO(A)	GO(A)	CA-1, CA-2	MU-1	MU-2 MU-3	UC	RR	CS	LI	IR	IM	MC
<b>(I) Residential uses.</b>						(up to 5% of the total floor area of any building)										
College dormitory, fraternity, or sorority house.	P	P	P	P	P	P*	P	P	P	S	P	P				P
Duplex.	P	P				P*	P	P	P							
Group residential facility ( <i>distance limitations</i> )	P/S	P/S	P/S	P/S			P/S	P/S	P/S	S						
Handicapped group dwelling unit ( <i>distance limitations</i> )	P/S	P/S					P/S	P/S		S						
Multifamily.	P	P	P	P		P*	P	P	P	P						
Retirement housing.	P	P	P	P			P	P	P	S						
Residential Hotel		P	P	P			P	P	P							
Single family.	P	P				P*	P	P								
<b>(E) Lodging uses.</b>																
Extended stay hotel or motel					S	S	S	S	S		S	S	S	S	S	S
Hotel or motel					RAR /S	RAR /S	P/S	RAR /S	RAR /S		RAR /S	RAR /S	RAR /S	RAR /S	RAR /S	RAR /S
Lodging or boarding house		P	P	P			P				P	P	P	P	S	
<b>STR</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>

