

Short-Term Rentals DCA212-002



City of Dallas

**Zoning Ordinance
Advisory Committee
(ZOAC)
June 23, 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)



Previous Progress



- 2020, February: initial staff briefing to City Council Quality of Life, Arts and Culture Committee (QLAC)
- 2020 June – December: meetings of the QLAC initiated STR Task Force
- 2021, January: briefing @ QLAC.
- 2021, February: closed session briefing @ QLAC
- 2021, March: briefing @ QLAC
- 2021, May: public comments @ City Council
- 2021, November – 2022, January: restructured QLAC STR Task Force
- 2022, January and February: public and stakeholder input @ QLAC
- **2022 May 4. June 1, June 15: City Council briefings**
- 2022, June 7: memo signed by 5 Council Members for City Manager



Short-Term Rentals - General Information



- STRs are typically residential properties that are rented for overnight accommodation for a period of fewer than 30 consecutive days.
- Currently no standards in the Dallas development code related to the use of a residence as a short-term rental.



Short-Term Rentals - General Information



- City's Tax Code (Chapter 44) considers STRs to be a lodging use for purposes of collecting the City's Hotel Occupancy Tax (HOT). Compliance requires that an operator of an STR register with the City Controller's Office and remit the HOT as required.
- Chapter 27 of the City Code requires that all residential properties rented for 30 days, or more, be registered with the Code Compliance Department and inspected. However, Chapter 27 exempts STRs that pay the HOT from registration and inspection requirements.



Short-Term Rentals - Regulatory Packet



- City Council priority on STR regulations + briefings on a potential comprehensive package of STR regulations.
- An interdepartmental effort: Code Compliance Services, the City Attorney's Office, City Controller, and Planning and Urban Design.
- Code Compliance is developing proposed standards for an STR registration and regulation ordinance.
- Per direction from City Council at the June 15, 2022, briefing – zoning option preferred by City Council.





Zoning - Proposed Code Amendment to Chapter 51 and 51A



Zoning - Proposed Code Amendment



- Create a new use: **Short-term rental lodging** in Section 51A-4.205 “Lodging Uses”
- Definition: **A full or partial dwelling unit that is rented to occupants for fewer than 30 consecutive days per rental period.**
- 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. *(same as lodging or boarding house**)*



Zoning - Proposed Amendment (cont'd)



- Off-street parking: 1ps/full or partial dwelling unit that is rented.
- Additional Provisions:
 - Must comply with registration ordinance
 - Limitation to only one rental unit per dwelling unit
 - May not use the rental unit as any other use unless a valid CO is issued, and the use is allowed in the zoning district (*ex: not be used as CAI, event venue, ...*)
- *Would require a CO Certificate of Occupancy**





Code Compliance portion (for information purposes)



Proposed Registration Ordinance (fyi only)



Would require an operator to:

- Register annually and undergo (annual) inspections
- Pay registration fee
- Notify neighbors of the STR use
- Provide emergency contact information to the Code Compliance Department
- 1,500 feet distance between STRs; minimum distance between STR and schools
- Noise level regulation
- Allow for revocation of registration
- Enforcement measures: requirement for platforms to post STR registration numbers and prohibiting listings of unregistered properties.



Next Steps / Action



- Forward the proposed amendments to City Plan Commission for consideration.



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