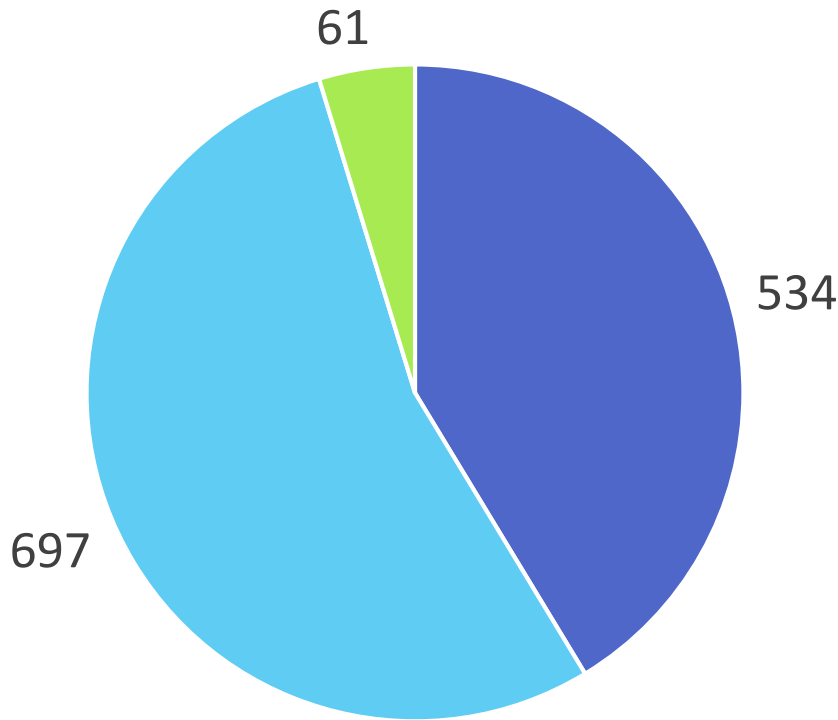


Short Term Rental Program Ordinance Amendments

City Council Regular Meeting
November 26, 2019
Morgan Hester, AICP
Principal Planner



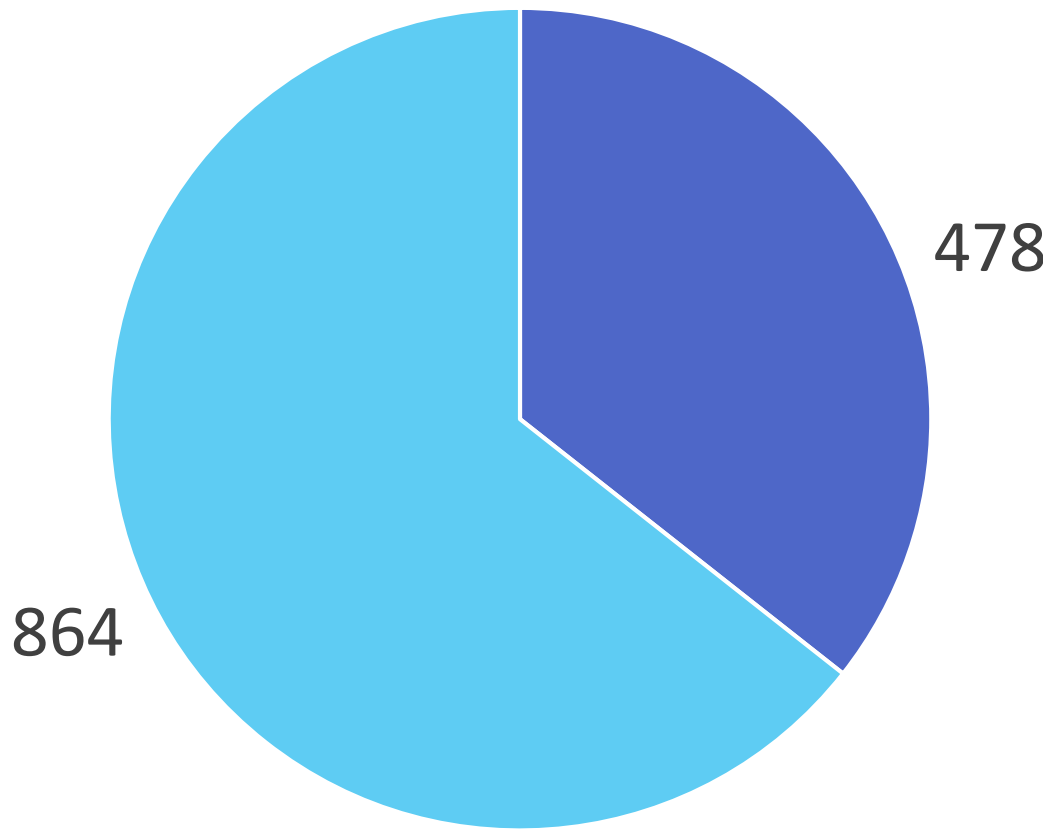
Characteristic of Owner



- Primary Residence
- Do not live at property
- Travel part of the year

- 1,292 total permits
- Three options for how applicants occupy property
 - Primary residence – **534**
 - Do not live at property – **697**
 - Travel part of the year – **61**

Homeowner Presence



■ Present ■ Not present

- **1,292 total permits**
- Many homeowners have stated the STR is their primary residence but will not be present during the duration of the rental due to deployment, long-term traveling for work, and/or will vacate their property during the rental and will stay with a nearby friend or family member.



Zoning Concentration

Permitted in all residential zoning districts and where residential units are allowed in the PUD, OR, PBC, C-5, C-6, and M-1 zone districts as an accessory use (Section 7.3.205.(Q))

Zoning District	Number of Permits
R-2	430
R1-6	363
PUD	190
R-5	72
R-4	50
R	44
C-5	43
R1-9	31
R-4	17
SU	16
C-6	13
OR	9
FBZ	9
PBC	2
M-1	1
A	1
TND	1

Definition of “Owner Occupied”



- Proposed Ordinance amendment –
Section 7.2.201 Definitions
Enumerated:

“OWNER OCCUPIED: shall mean that the property must be occupied by the owner for not less than one hundred and eighty (180) days of each year.”

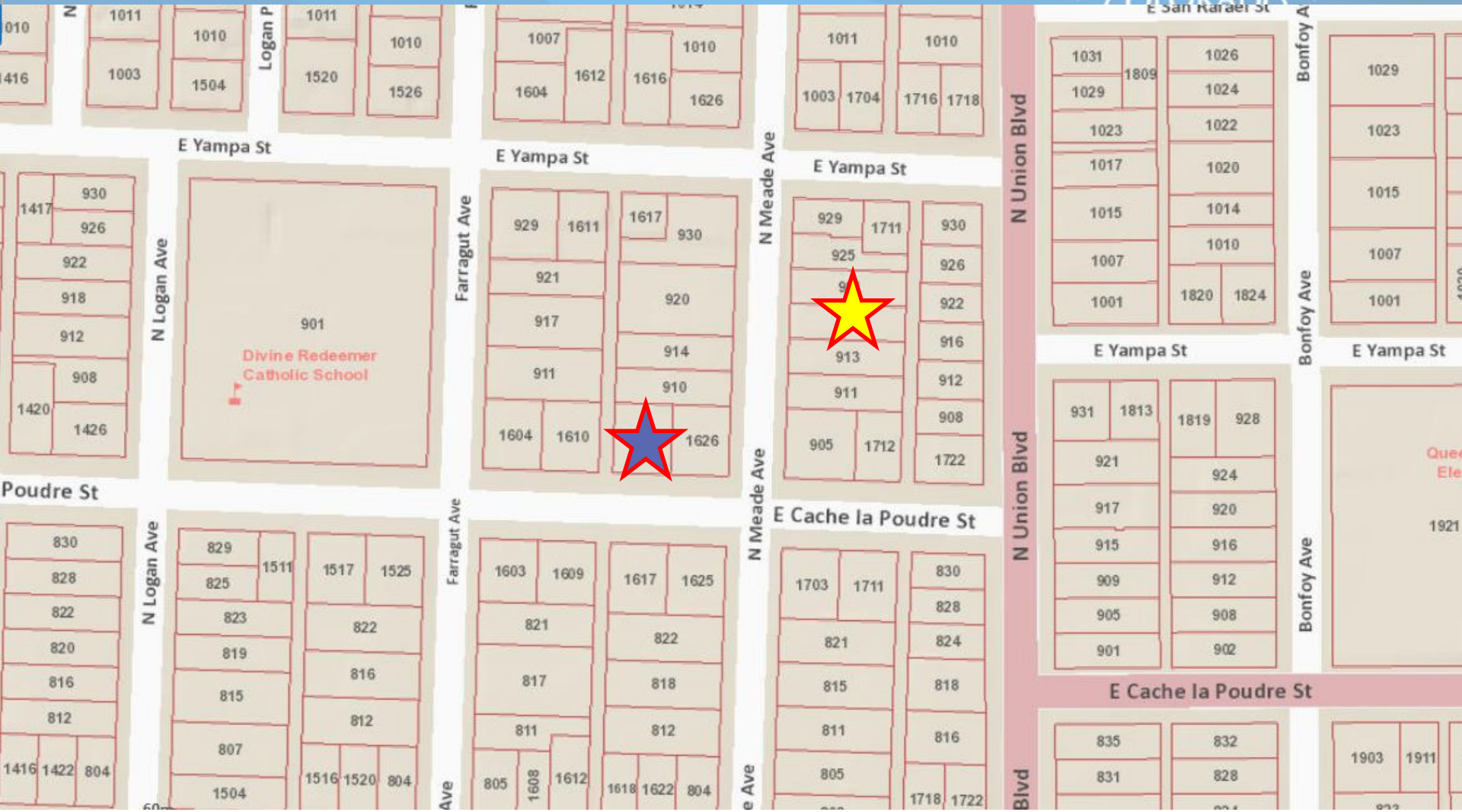
Permit Density Cap – Option A



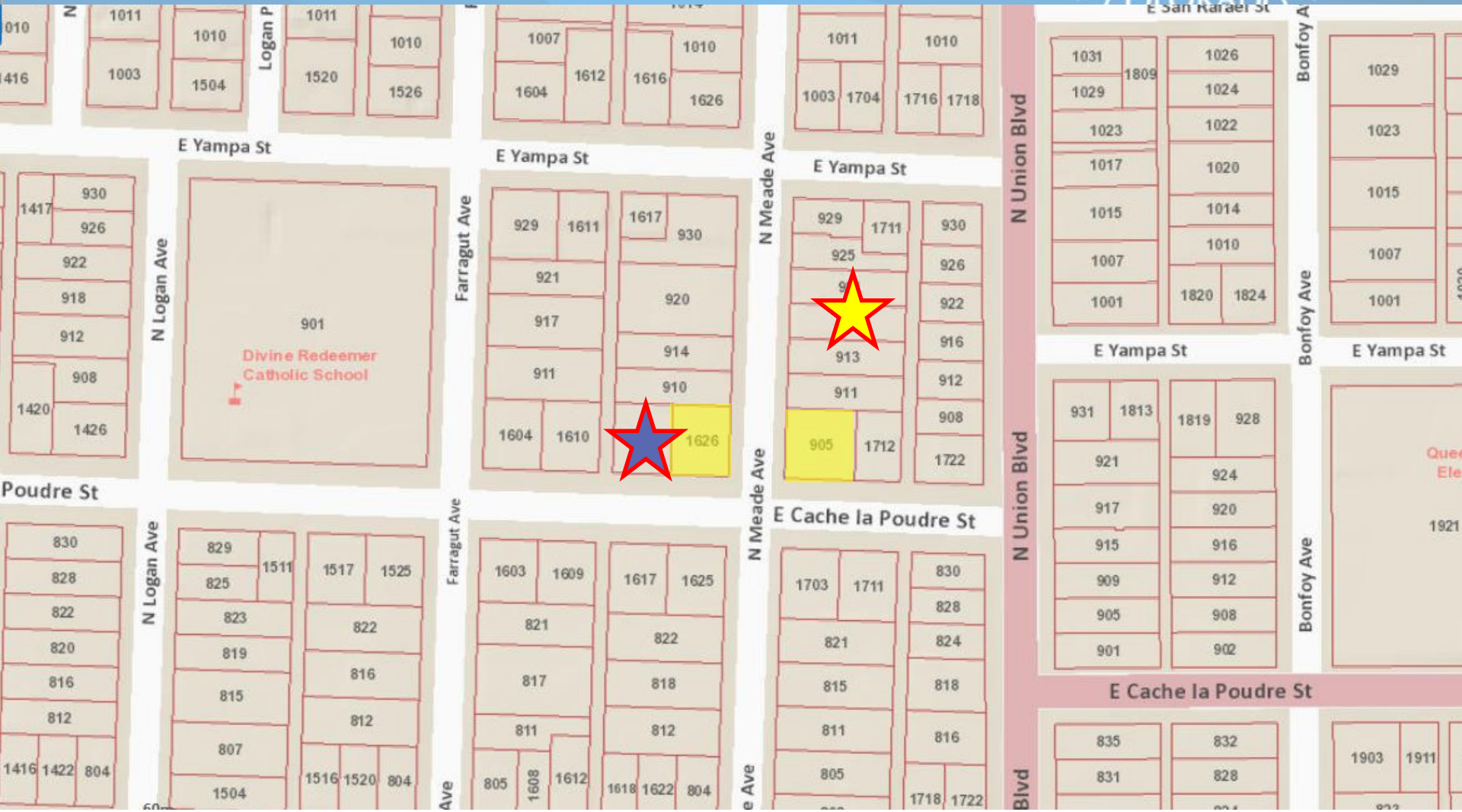
- Proposed Ordinance amendment –
Section 7.5.1704(C)

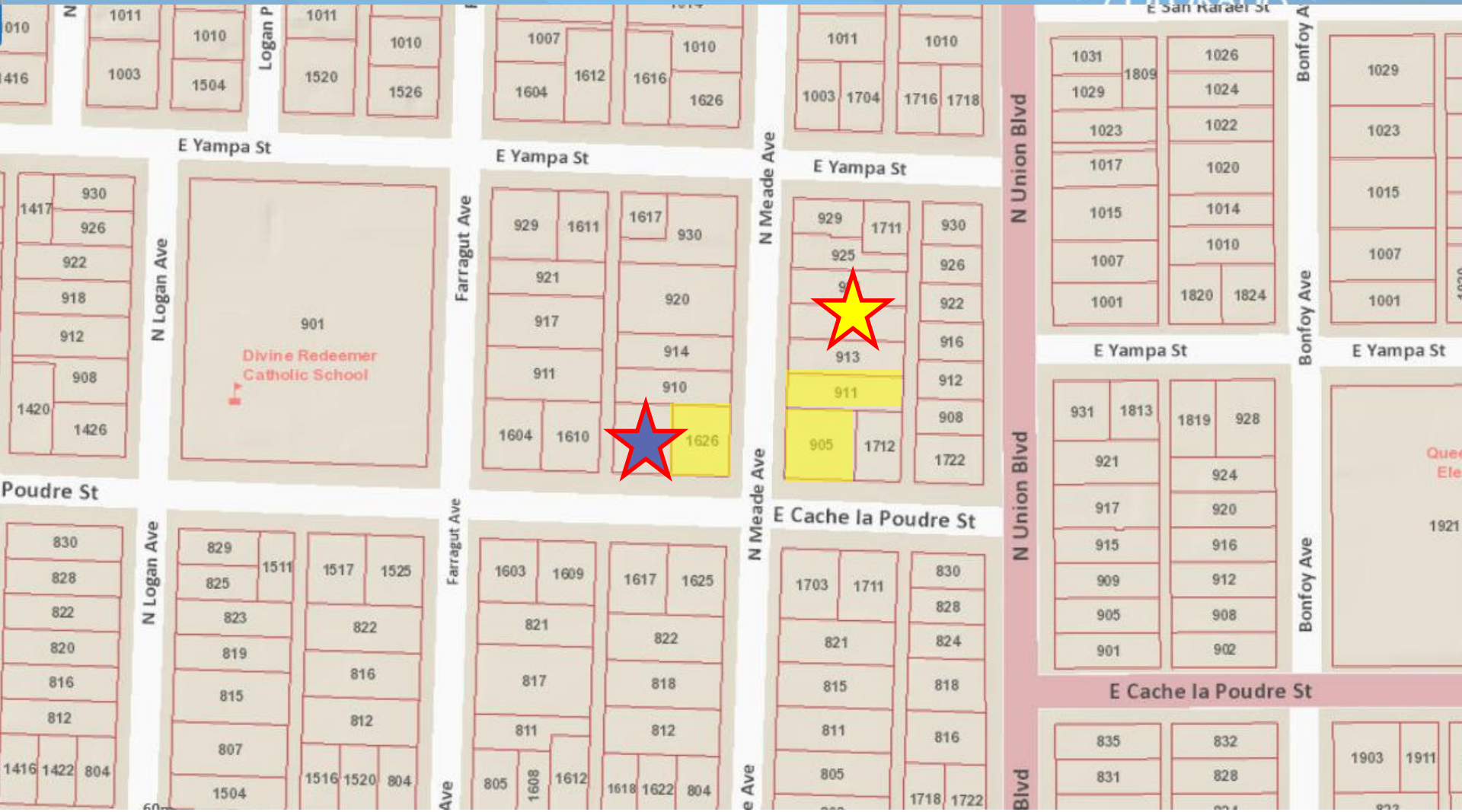
“No non-owner occupied short term rental unit shall be located within five (5) lots of another non-owner occupied short term rental unit in any direction. The distance between lots shall be measured by selecting the route with the fewest number of adjoining lots separating non-owner occupied short term rental units, without regard for lot size or ownership and ignoring rights-of-way. Where an Owner Occupied short term rental unit is owned by an active duty military service member whose permanent duty station is within El Paso County, the Manager shall waive this requirement for up to one (1) year if the service member receives order to report to a temporary duty station outside of El Paso County.”

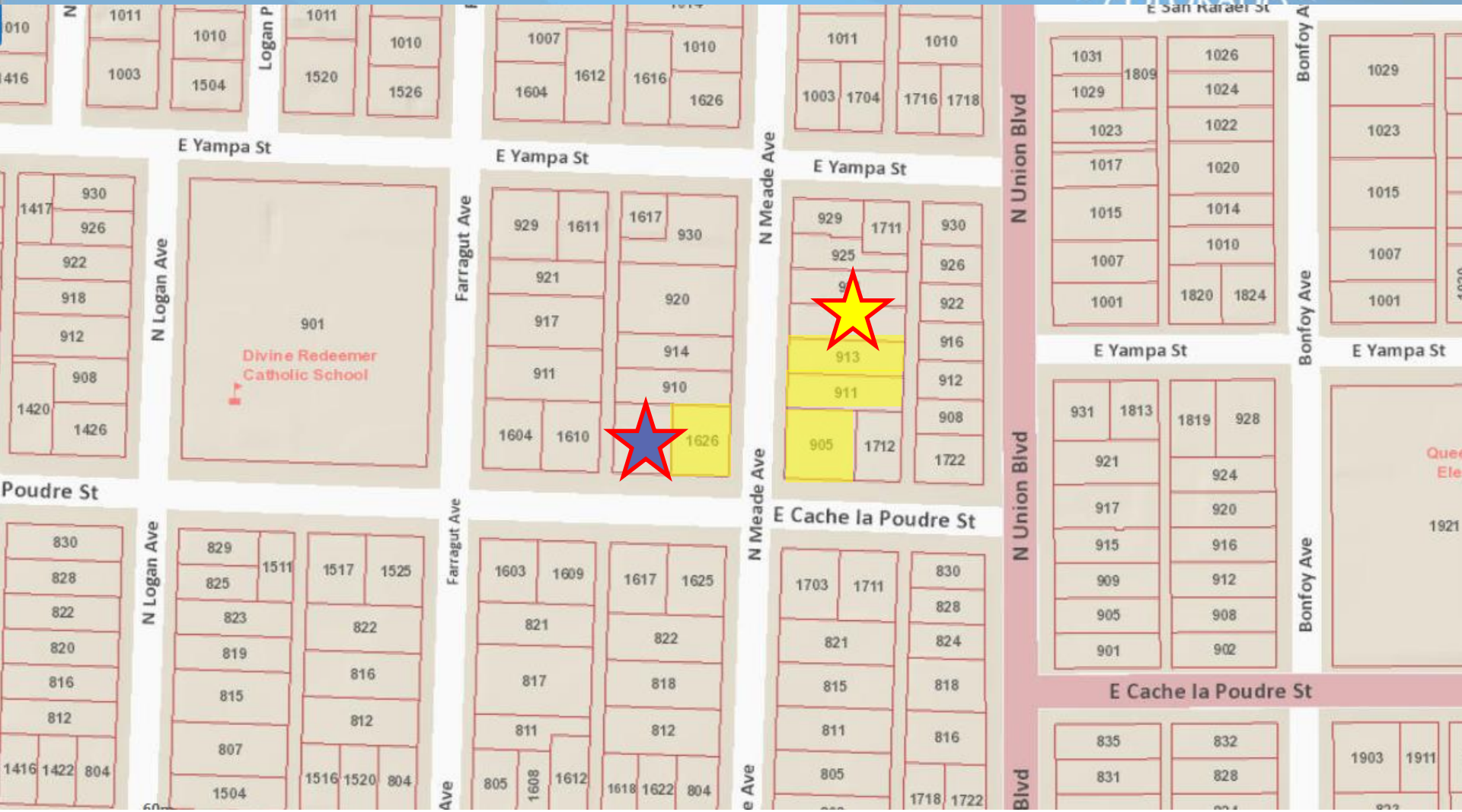












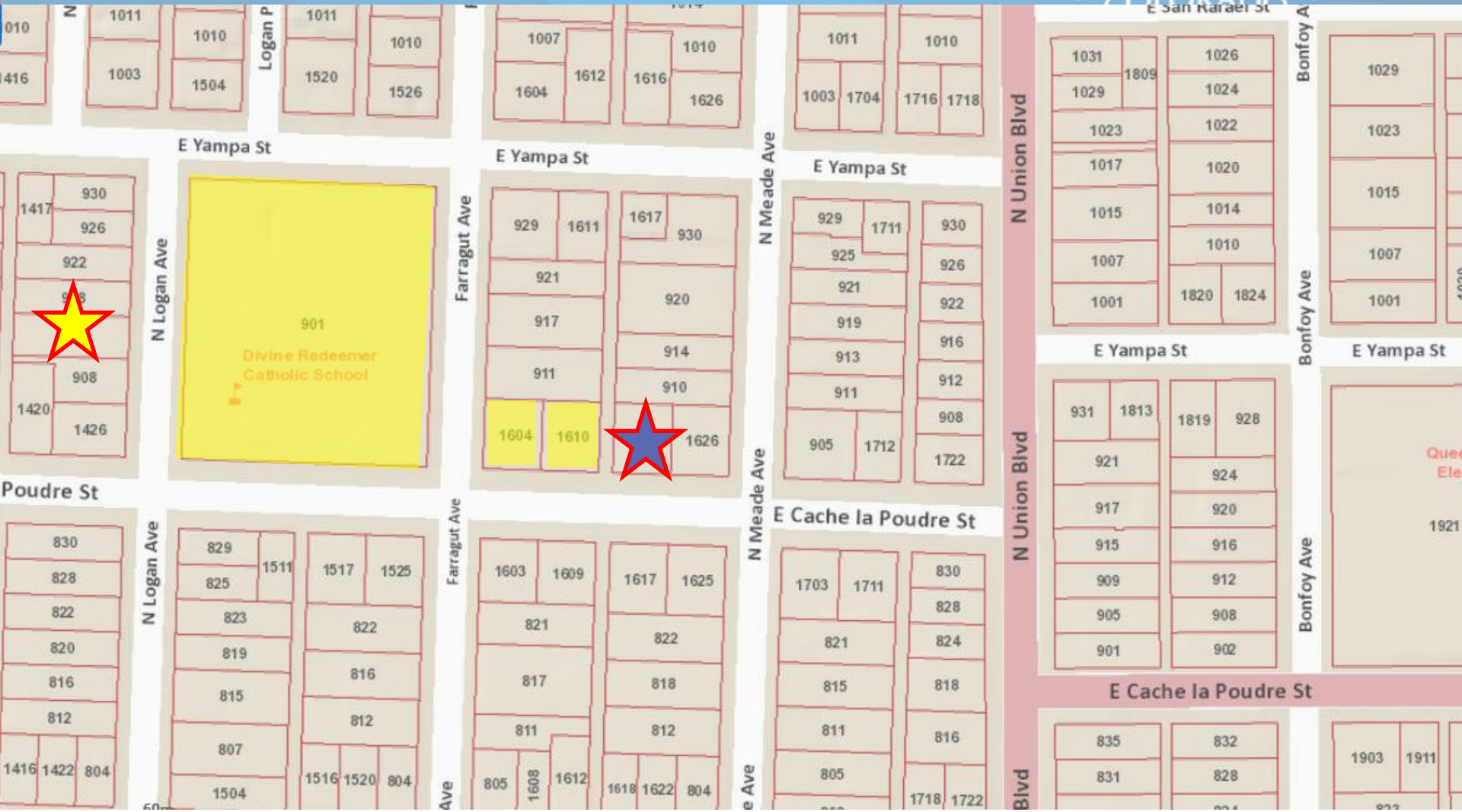


Divine Redeemer
Catholic School











Permit Density Cap – Option B



- Proposed Ordinance amendment –
Section 7.5.1704(D)

“No non-owner occupied short term rental unit shall be located in R, R1-6000, or R1-9000 single-family zoning districts or single-family PUD zoning districts. Where an Owner Occupied short term rental unit is owned by an active duty military service member whose permanent duty station is within El Paso County, the Manager shall waive this requirement for up to one (1) year if the service member receives order to report to a temporary duty station outside of El Paso County.”

Option D – City Planning Commission Recommendation



- Proposed Ordinance amendments –
 - Defining ‘owner occupied’ as 210 days
 - Minimum buffer of 500’ between non-owner occupied STR units
 - No non-owner occupied in single-family zoning districts
 - No option for public hearing request

Option D –
Definition of “Owner Occupied” (CPC
Recommendation)



- Proposed Ordinance amendment –
Section 7.2.201 Definitions
Enumerated:

“OWNER OCCUPIED: shall mean that the property must be occupied by the owner for not less than two hundred and ten (210) days of each year.”

Permit Density Cap – Option D (CPC Recommendation)



- Proposed Ordinance amendment –

Section 7.5.1704(C)

“No non-owner occupied short term rental unit shall be located within five hundred (500) feet of another non-owner occupied short term rental unit. The five hundred (500) foot separation measurement shall be made in a straight line without regard to intervening structures or objects from the nearest property line of the proposed short term rental unit to the nearest property line of another short term rental unit. Where an Owner Occupied short term rental unit is owned by an active duty military service member whose permanent duty station is within El Paso County, the Manager shall waive this requirement for the Owner for up to one (1) year if the service member receives orders to report to a temporary duty station outside of El Paso County.”

Permit Density Cap – Option D (CPC Recommendation)



- Proposed Ordinance amendment –
Section 7.5.1704(D)

“No non-owner occupied short term rental unit shall be located in R, R1-6000, or R1-9000 single-family zoning districts or single-family PUD zoning districts. Where an Owner Occupied short term rental unit is owned by an active duty military service member whose permanent duty station is within El Paso County, the Manager shall waive this requirement for up to one (1) year if the service member receives order to report to a temporary duty station outside of El Paso County.”

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