



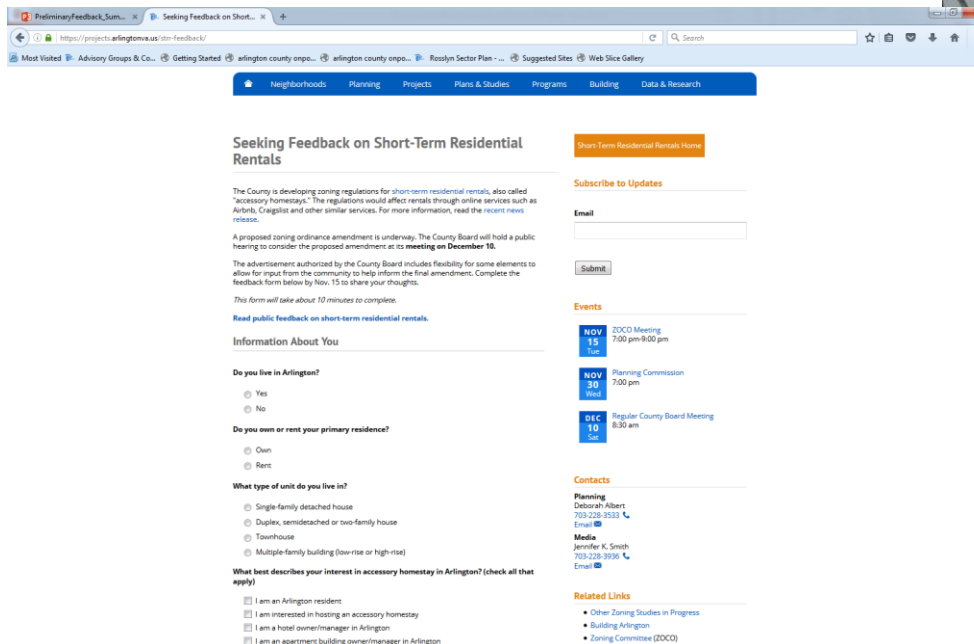
# Short-term Residential Rental Uses

## Feedback Summary

CHPD, Planning Division

November 29, 2016

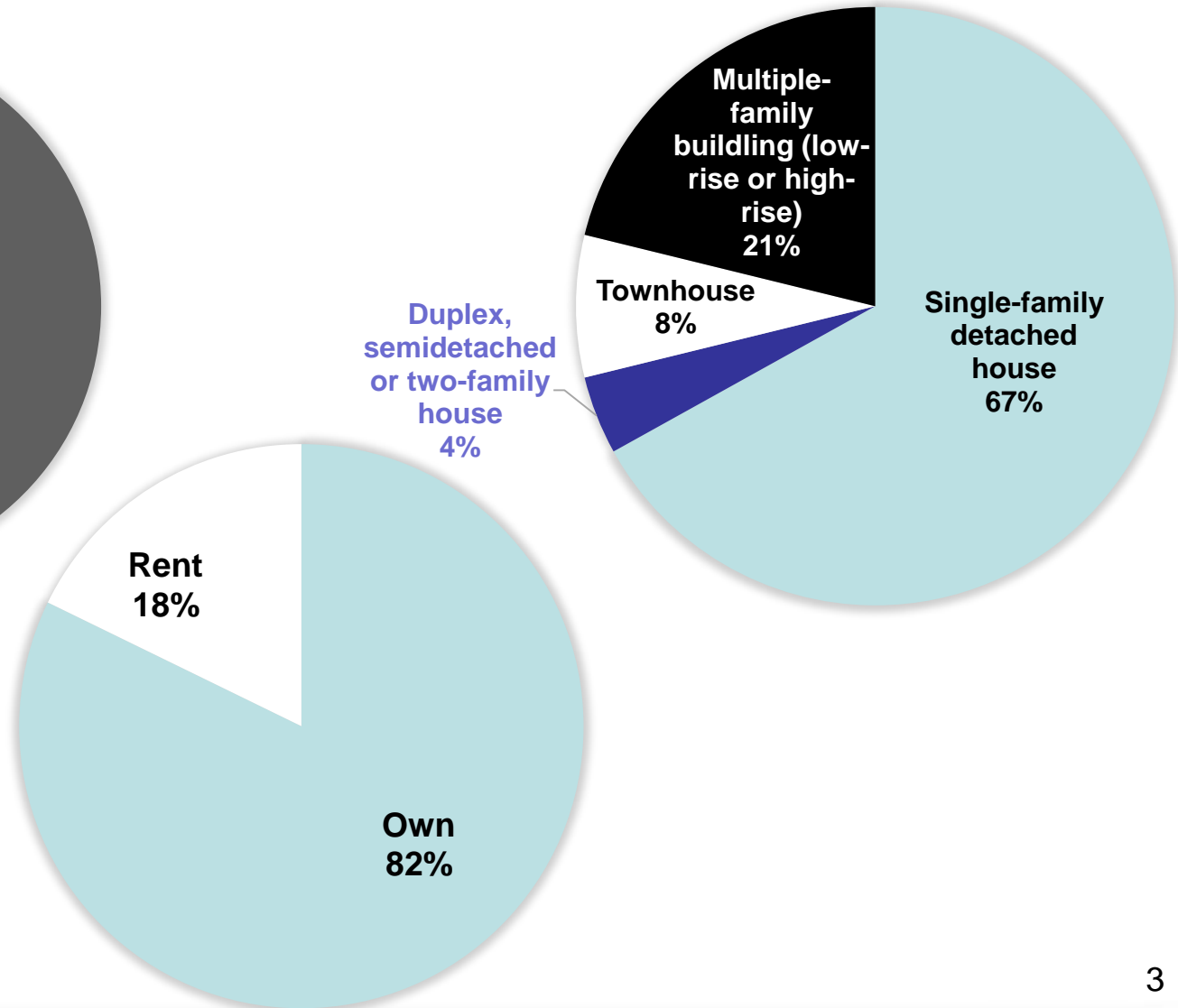
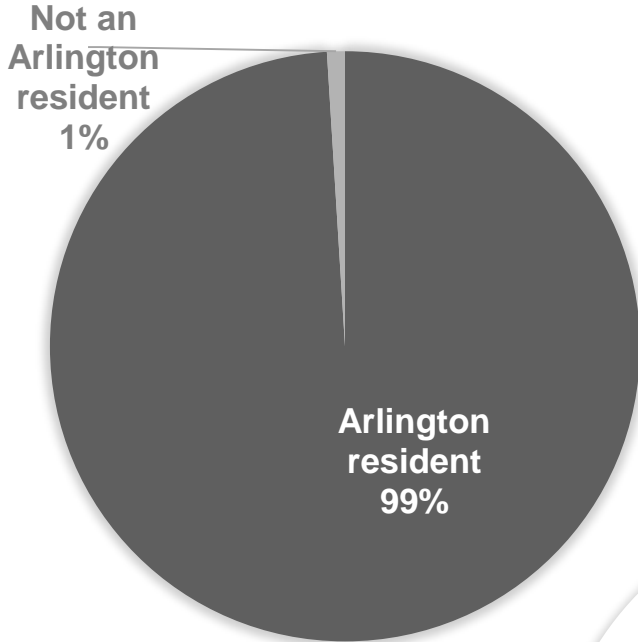
- Three data points
  - Online feedback form
  - Public meeting
  - Commissions and other groups (not included in this presentation)

The screenshot shows a web browser displaying the 'Seeking Feedback on Short-Term Residential Rentals' page. The page includes a navigation menu with items like 'Neighborhoods', 'Planning', 'Projects', 'Plans & Studies', 'Programs', 'Building', and 'Data & Research'. The main content area features a title, a brief introduction about the zoning regulations, a 'Subscribe to Updates' section with an email input field and a 'Submit' button, an 'Events' section listing dates and times for meetings (NOV 15, NOV 30, DEC 10), a 'Contacts' section with information for Planning (Deborah Albert) and Media (Jennifer K. Smith), and a 'Related Links' section with items like 'Other Zoning Studies in Progress', 'Building Arlington', and 'Zoning Committee (2000)'. There are also several radio button questions for user information.

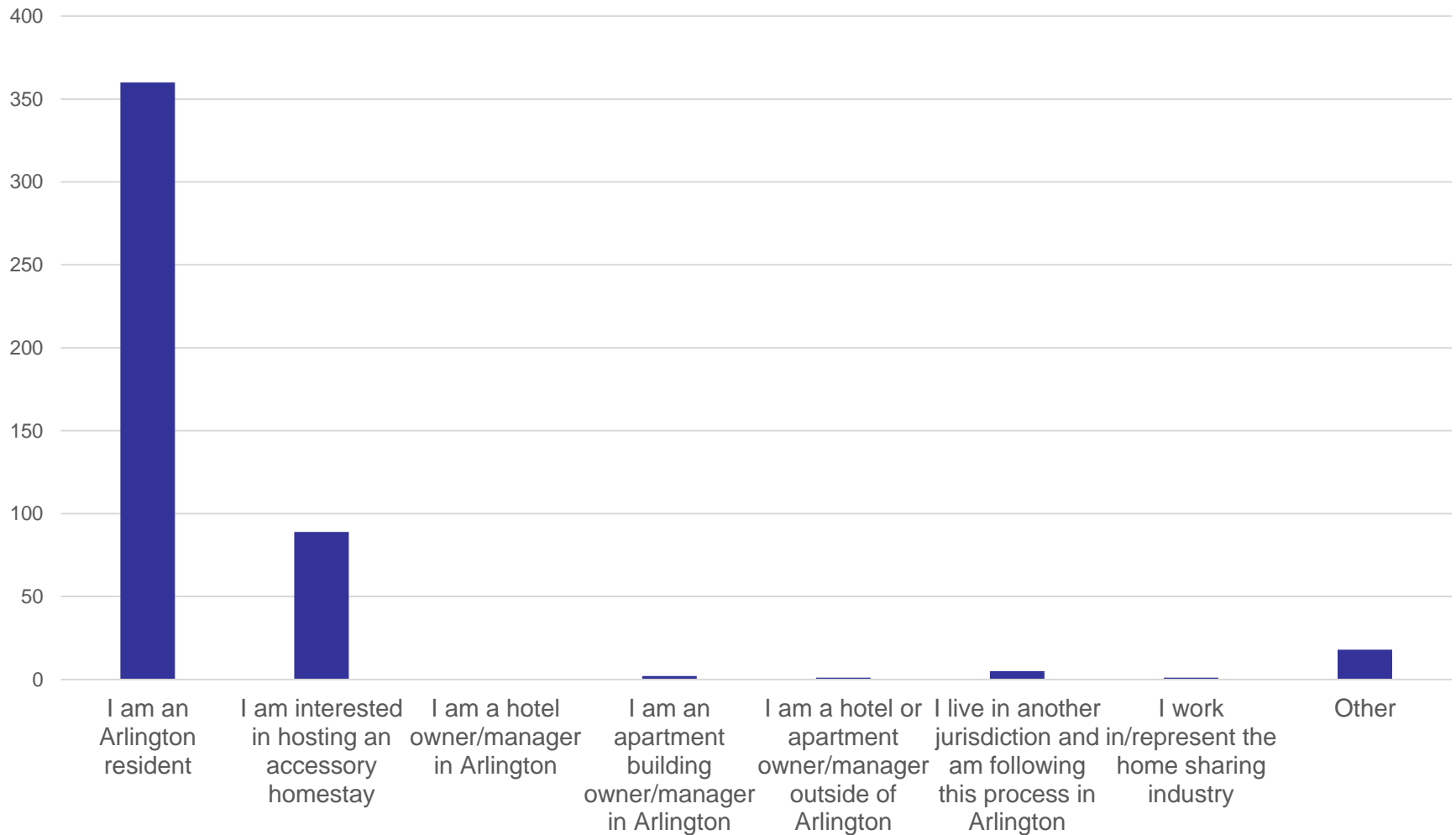
# Online feedback - who responded?

379 respondents as of close of form on Nov. 15, 2016



# Online feedback – who responded?

379 respondents as of close of form on Nov. 15, 2016



## Support for allowing accessory homestays

- Supplemental income
- Community building
- Cultural exchange
- Revenue and tourist generator

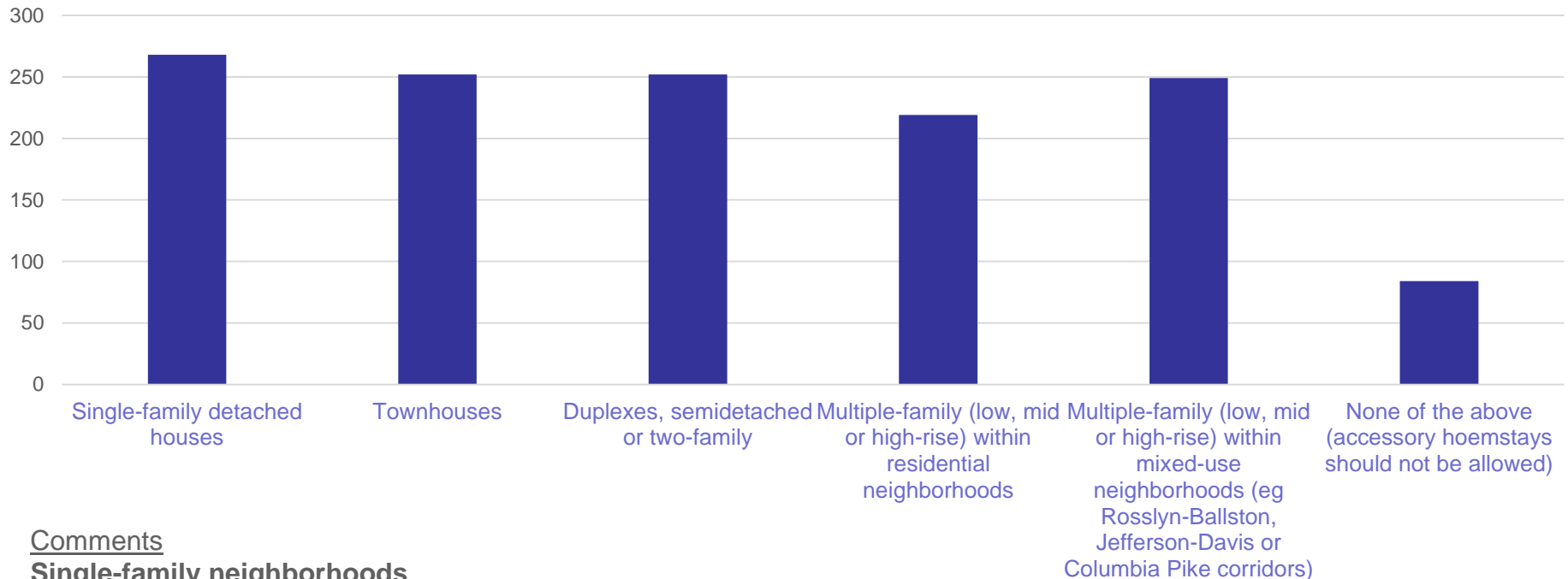
## Opposition to allowing accessory homestays

- Concerns with impacts (trash, noise, loss of neighbor familiarity)
- Commercial lodging already available
- This type of commercial use not appropriate in residential areas/buildings

## Opposition to regulating accessory homestay

- Challenges of enforcement
- Property owners should be able to use their property in any way they choose
- Use already occurring with minimal impacts

- In what types of residential dwellings and neighborhoods should accessory homestays be allowed? (check all that apply)



## Comments

### Single-family neighborhoods

- Not appropriate for accessory homestays
- Concerns about encroachment of commercial lodging and associated impacts into residential areas

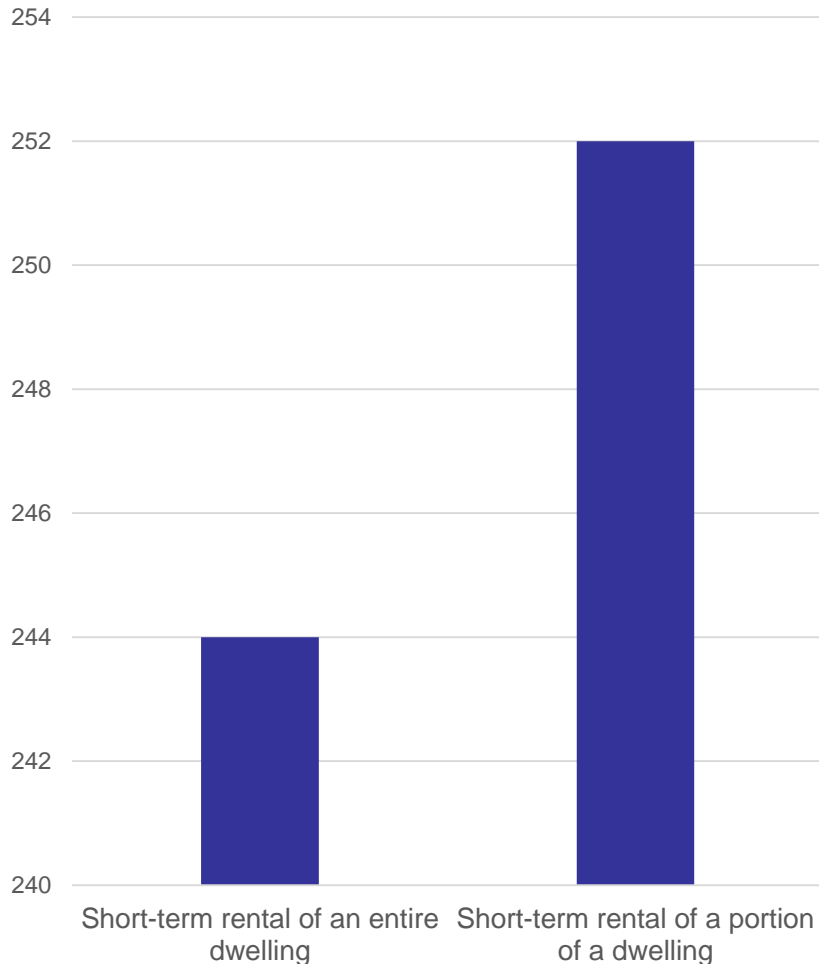
### Multiple-family neighborhoods

- Should be up to HOA
- Should not impact surrounding areas
- Should preclude investors from taking over a building for short term use

### Allow in all zoning districts

- Owner-occupancy is most important consideration
- Property owners should be able to use their property in any way they choose

- In what manner should accessory homestays be allowed (check all that apply)?



## Comments

### **Partial rentals**

- Allows for monitoring of guest behavior
- Consistent with other home occupations

### **Entire dwelling rentals**

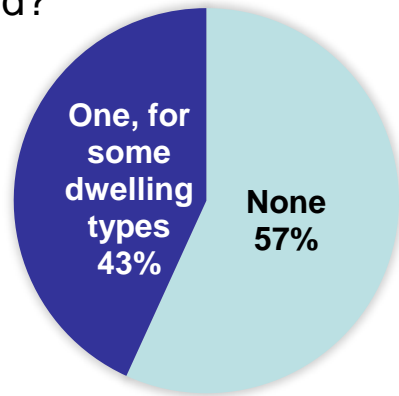
- Eliminates sofa rental and/or renting multiple rooms
- Easier to enforce
- Allows for renting while on vacation

### **Both should be allowed**

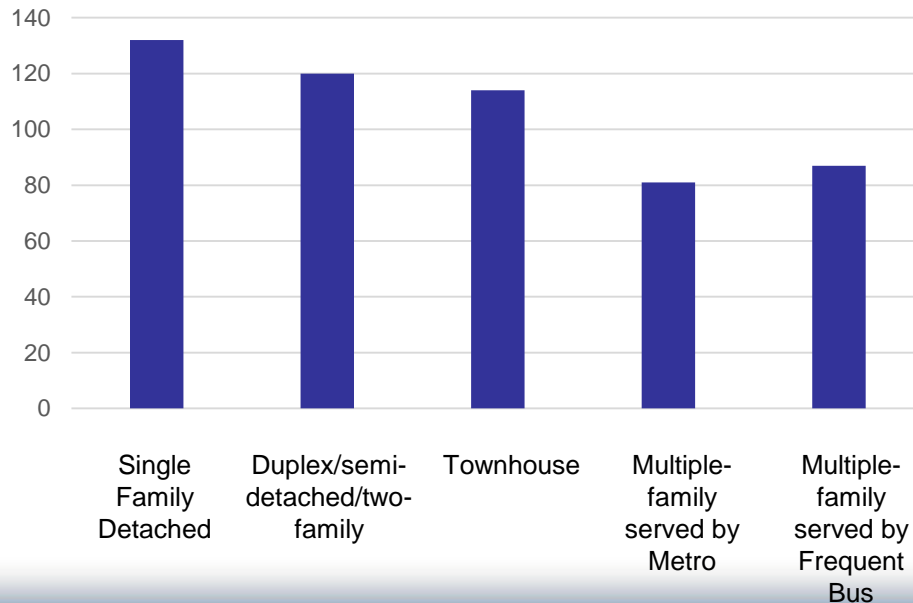
- Flexibility is preferred
- Partial rental may be more appropriate for single-family home than condo unit

# Online feedback: parking

- How many off-street parking spaces should be required?



- For what types of dwelling units should parking be required (check all that apply)?



## Comments

### **Require parking**

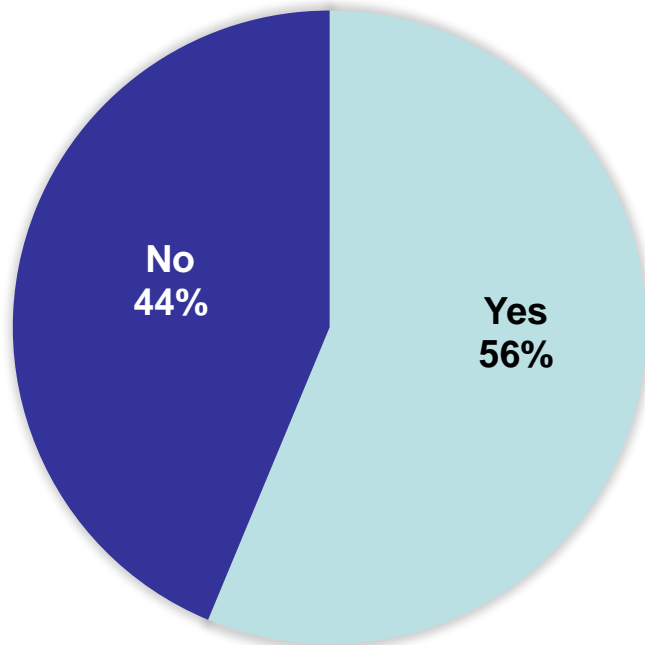
- Parking is already a problem
- On-street parking should not be allowed for this use
- Restrict vehicles owned by the host
- Require parking near Metro where on-street parking is scarce
- Require parking where RPP program is in effect

### **Do not require parking**

- Successful units will be near transit
- Utilize on-street parking
- RPP program manages parking supply
- Encourage public and shared transit options



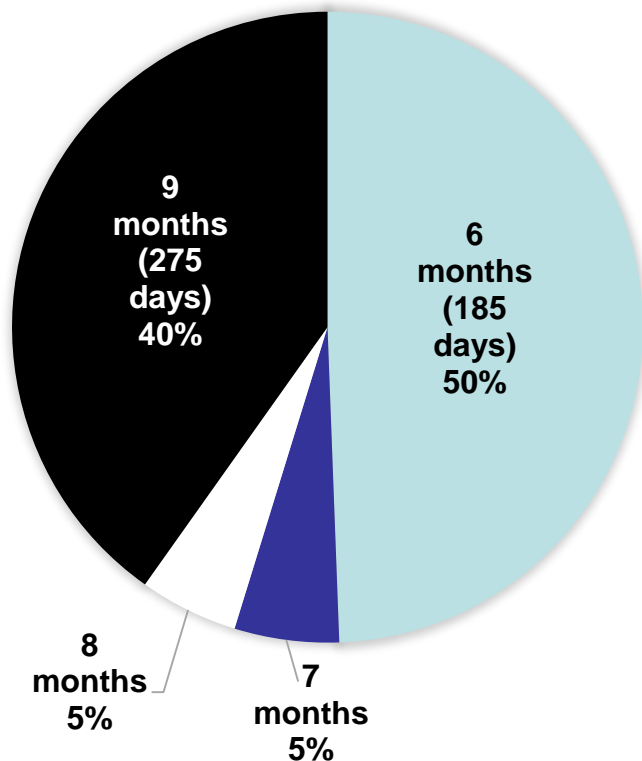
- Other home occupations prohibit, once the home occupation is approved, the creation of any additional parking spaces that did not exist at the time of approval.
  - Should a homeowner be allowed to create an additional off-street parking space (subject to all applicable regulations) after an application is approved?



### Comments

- Any new parking should conform to all requirements
- Paving of properties is a concern

- How many days/year should constitute primary residency?



## Comments

### **Require owner-occupancy**

- Owner-occupancy assures neighborhood stability
- Owner should be on premise during rental
- Require minimum occupancy prior to eligibility

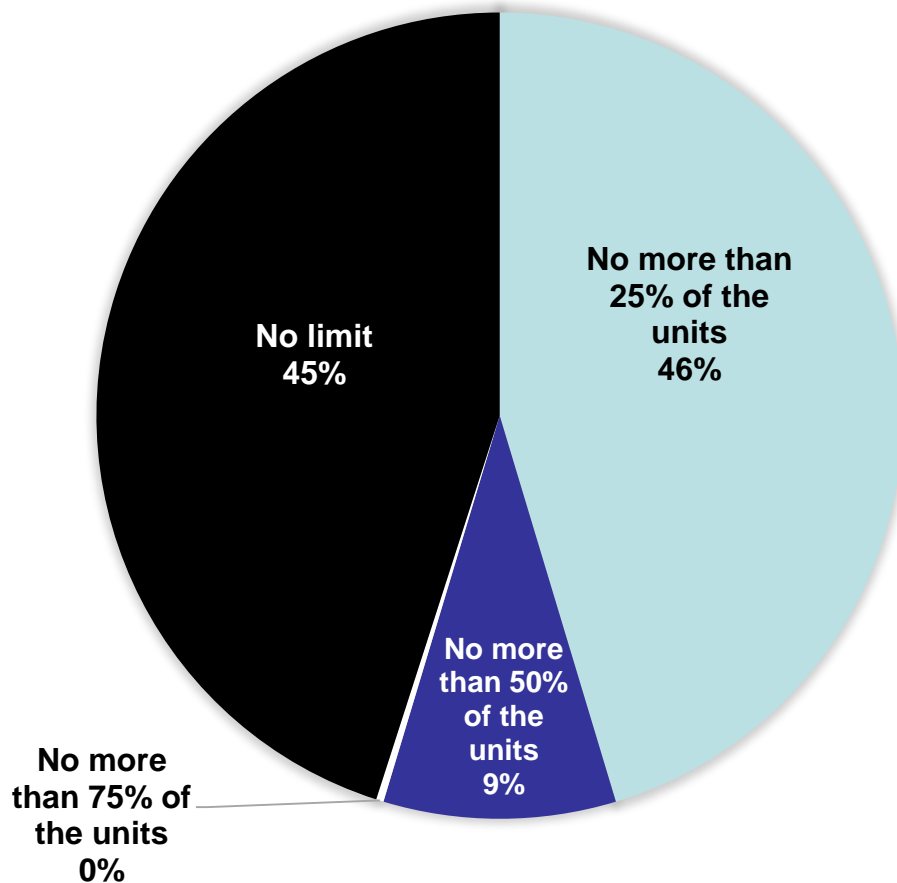
### **Do not require owner-occupancy**

- Many have employment that necessitates being away
- Long-term renters should be eligible

### **Require less than 6 months**

- 6 months is consistent with IRS and State requirements
- Consider military and diplomatic families

- What, if any, should the limit be on the number of units within any individual multiple-family building that can be approved for an accessory homestay?



## Comments

### **Do not require a cap**

- Condominiums have their own ability to limit
- Artificially limits market in each building
- Difficult to enforce

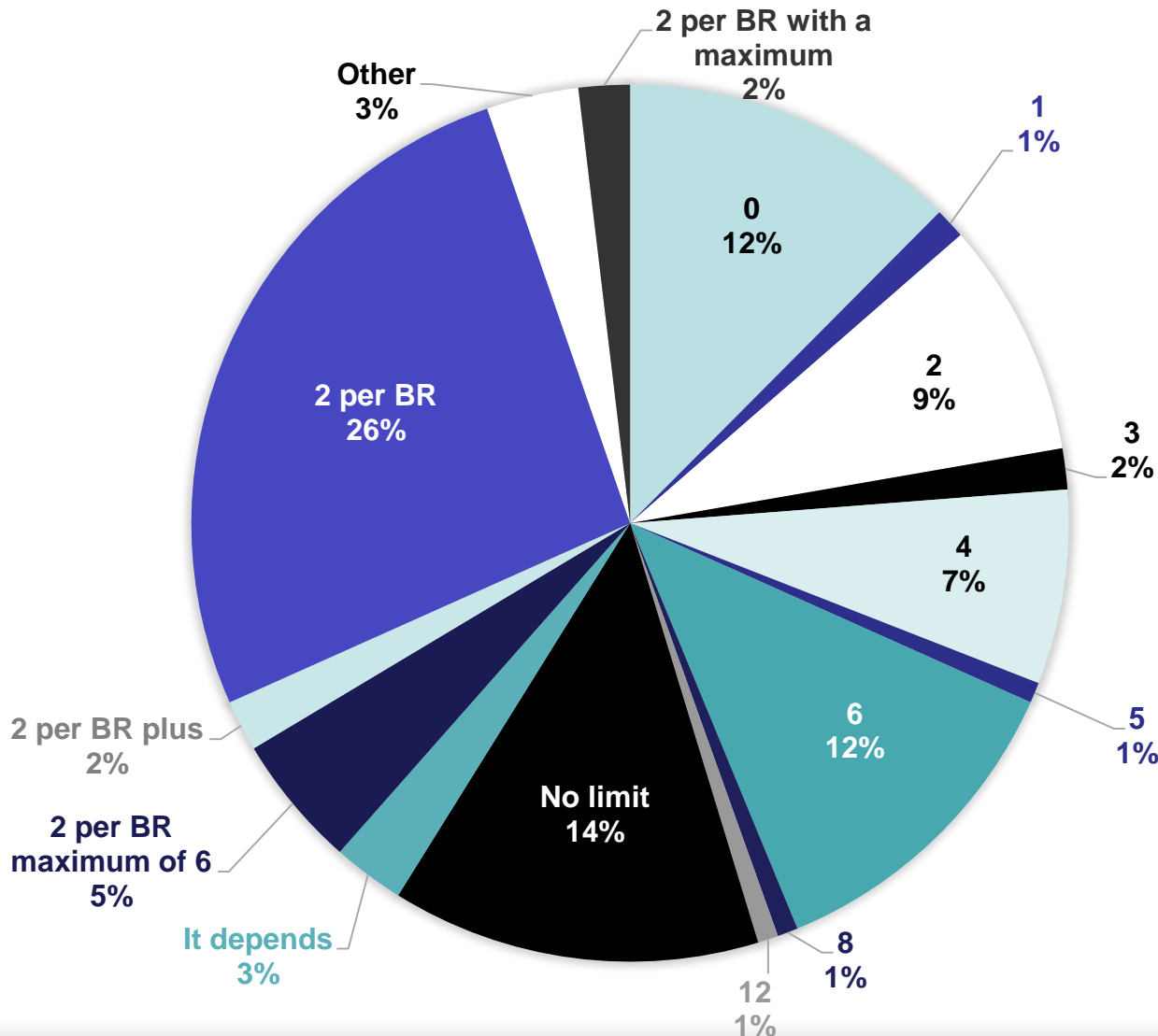
### **Require a cap**

- Too many units changes character of building
- Too many units could impact purchaser financing and insurance
- Cap to maintain supply for full-time residents

### **Restrict to 0-25%**

# Online feedback: Number of lodgers

- How many lodgers should be allowed?



## Comments

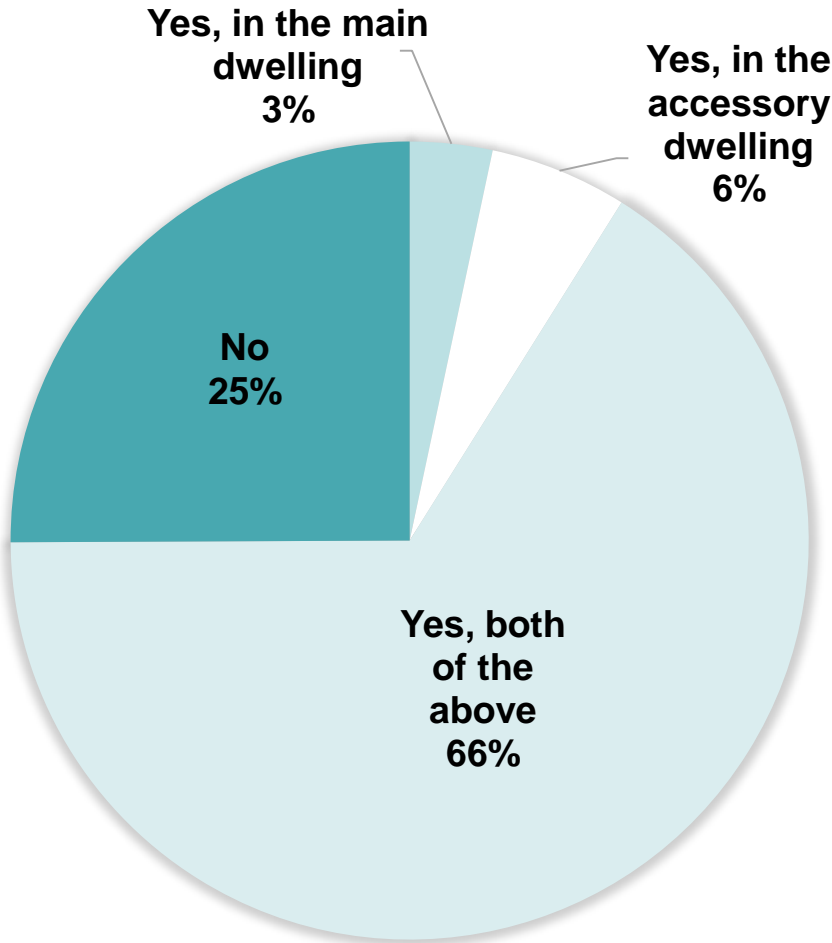
### Considerations for number of lodgers

- Children should not be counted
- Use definition of family/regulations for maximum occupancy
- Do not allow party houses
- Proposed number seems appropriate
- Dwelling size
- Unit and building types
- Fire code requirements

### No limit should be set

- Owner should be able to decide

- Should an accessory homestay be allowed in accessory dwellings?



## Comments

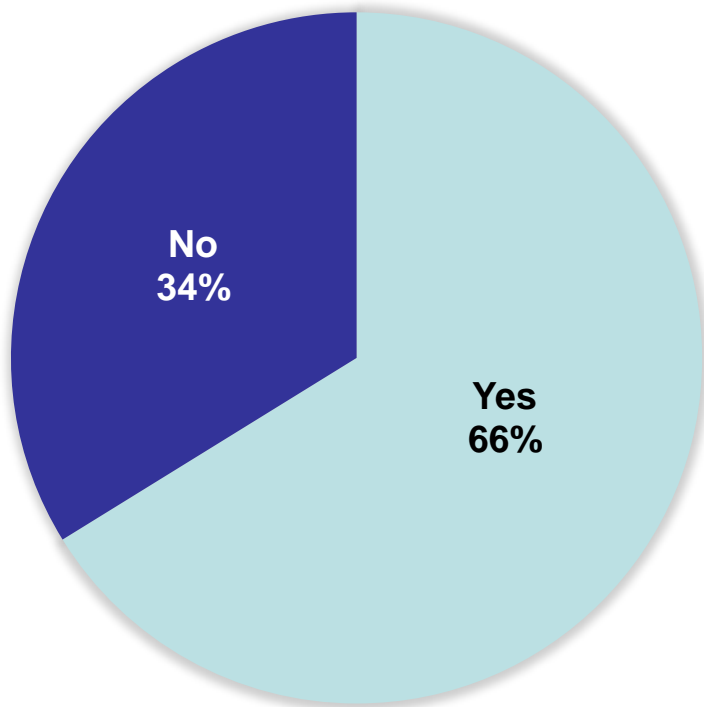
### **Allow in accessory dwellings**

- Units are already have required standards, so most appropriate for short-term rental
- Offer more flexibility than standard lease
- Either unit appropriate if owner on premises
- Limit occupancy to 2 or fewer

### **Do not allow in accessory dwellings**

- Use of accessory dwellings for short-term rental is not appropriate

- Should the family/caregiver suite regulations be revised to allow use of a family/caregiver suite for an accessory homestay?



## Comments

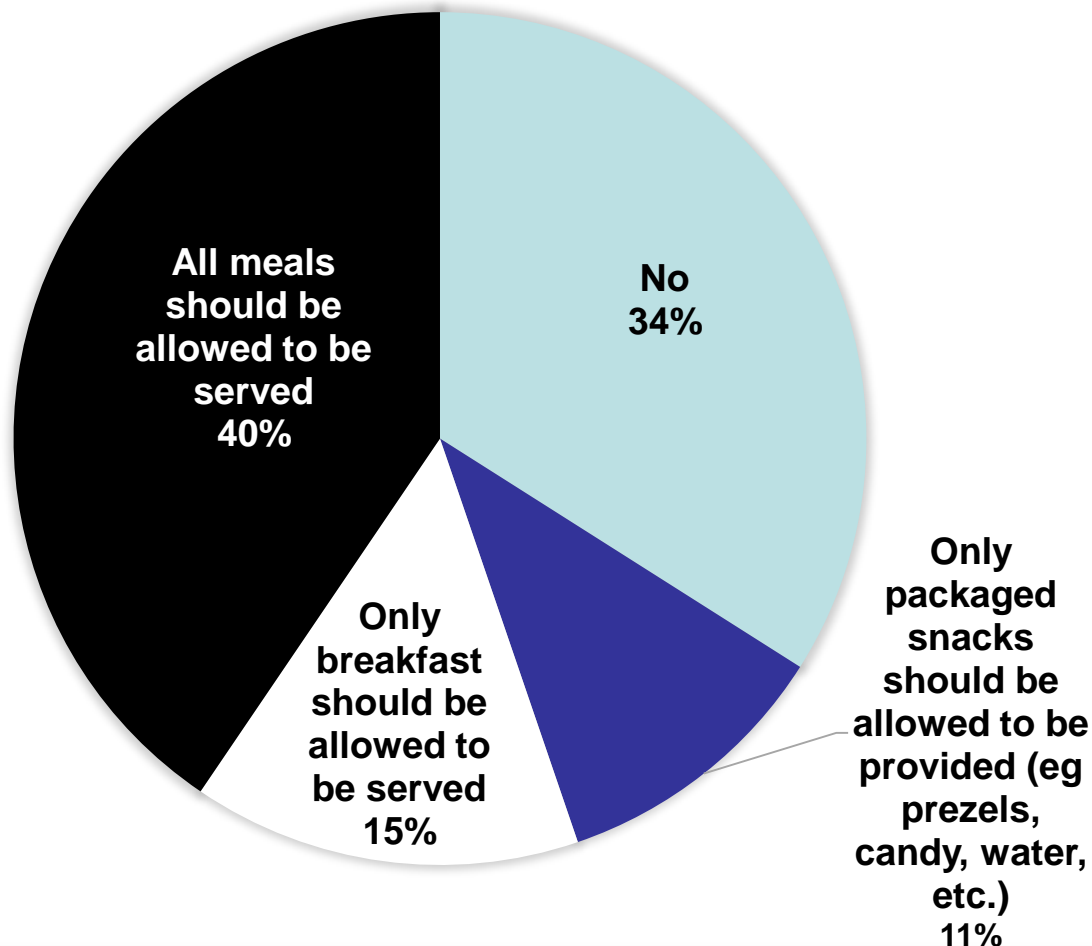
### **Allow in family/caregiver suites**

- A well-suited space for this use
- Allow when caregiver is not there

### **Do not allow in family/caregiver suites**

- These suites have a specific purpose and should only be allowed to be used for that purpose
- This provision should be revised to address other needs for its intended purpose, but should not be revised to fit another purpose

- Should an accessory homestay host be allowed to prepare and/or serve food to lodgers?



## Comments

### **Do not regulate food service**

- Food service should not be addressed
- Difficulty of enforcement
- Community building opportunity

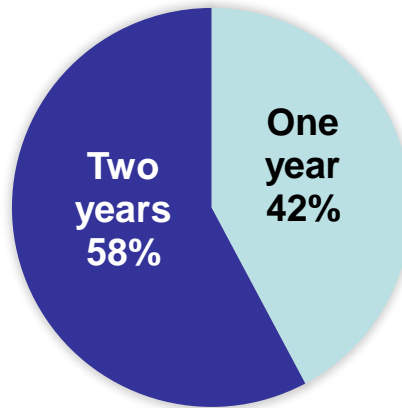
### **Food service should not be allowed**

- Food service changes the use to a boarding house, B&B, or hotel
- Food service subject to additional regulation

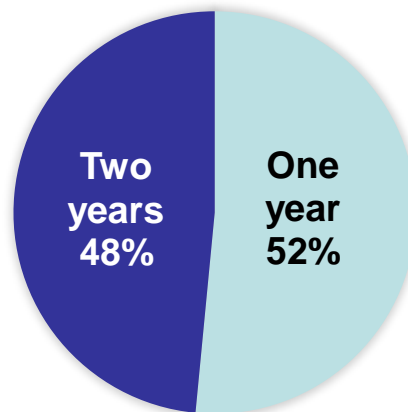
# Online feedback: Accessory homestay permit and revocation



- How long should a permit be valid before it has to be renewed (through submittal of a new application in order to update contact information, etc.)?



- If an accessory homestay permit is revoked, how long do you think the waiting period should be before a homeowner could apply for an accessory homestay again?



## Comments

### **Application process and renewal**

- Neighborhood comments or complaints should be considered in reissue
- If revoked, no permit should be reissued
- Need to define “substantiated complaint”

### **No permit needed**

- Unnecessary burden
- Should be streamlined



# Public Meeting

- 34 participants
- Format presented the same questions as posed in the on-line feedback form
- Majority of general comments focused on positive attributes of accessory homestays and questions about need to regulate



Element	Summary of Feedback
Zoning districts	Even distribution of support for all districts; only two dots for “no homestays”
Area of dwelling unit used	Most in favor of entire dwelling; also support for allowing both
Parking	Most in favor of no parking requirement; majority in favor of permission to add another space if needed
Owner-occupancy and primary residence	Most in favor of 9-month residency requirement; also support for no owner-occupancy requirement
Cap	Most in favor of no cap
Maximum number of guests	Most in favor of allowing more than 6 lodgers
Accessory dwellings	Most in favor of use of accessory dwellings
Family/ caregiver suites	Most in favor of use of family/caregiver suites
Food and beverages	Most in favor of allowing all meals
Accessory homestay permit	Even distribution in support of 1 or 2 years
Revocation of accessory dwelling permit	Slightly more support for 1-year waiting period