

Memorandum



CITY OF DALLAS

DATE December 16, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Short-Term Rental Zoning Ordinance Update**

Background

The Proposed developed Short-Term Rental (STR) Registration and Zoning Ordinances are interdepartmental efforts that include Code Compliance Services, the City Attorney's Office, City Controller's Office, and Planning and Urban Design. This memorandum is a follow-up to the November 4, 2022 Memorandum and provides an overview of the City Plan Commission recommendation from the December 8, 2022 special called meeting on Short-Term Rentals.

Planning and Urban Design Updates

A project website has been created on this subject to include information on case reports, presentations, and virtual meeting recordings: <https://dallascityhall.com/departments/pnv/Pages/Short-Term-Rentals.aspx>. Minutes, agendas, and videos can be found on the Zoning Ordinance Advisory Committee main website: <https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>.

City Plan Commission Ordinance Recommendation

On December 8, 2022, City Plan Commission voted (9-4) to recommend to City Council an amendment to Section 51A-4.205. LODGING USES for the following:

Short-term rental lodging:

- Definition: A full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.
- Districts permitted: By right in MO(A), GO(A), central area, mixed use, multiple commercial, and urban corridor districts.
- Required off-street parking: One space per full or partial unit rented to occupants.
- Required off-street loading: none
 - Additional provisions:
 - This use must comply with Chapter ##, "Short-Term Rentals" of the Dallas City Code.
 - The number of short-term rentals in a single unit may not exceed one.
 - A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, 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.

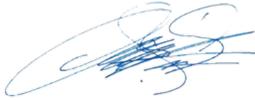
DATE December 16, 2022
SUBJECT **Short-Term Rental Zoning Ordinance Update**

- Short-term rental lodging is prohibited in a multifamily structure or development that has received and utilized a development bonus under Division 51A-4.1100 “Mixed Income Housing.”

Next Steps

Staff will prepare a memo in January 2023 that lays out the next steps to bring the short-term rental zoning ordinance and registration ordinance to the City Council as previously discussed.

Should you have any questions, please contact Julia Ryan, Director of the Department of Planning and Urban Design, at (214) 670-5404 or julia.ryan@dallas.gov; Christopher Christian, Director of Code Compliance at 214-670-3118 or Chris.Christian@dallas.gov; Sheri Kowalski, City Controller at (214) 670-3856 or sheri.kowalski@dallas.gov.



Majed A. Al-Ghafry. P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors