

Short Term Rental Ad-Hoc Committee Notes June 15, 2026

Attendees: Mr and Mrs DiBartolomeo representing the neighbors around Fern Ave. They said there are now several homes in their neighborhood that are short-term rentals. It is changing the character of their neighborhood having homes empty for most of the year and cars from several states parked in the neighborhood. They said we need a moratorium to stop more homes from becoming STR's.

Other attendees: Kim Frazier

A future date change was noted. Moving Aug 4th meeting to August 24th.

Planner Diane Carlton worked on definitions for "Non-Investment STR" and "Investment STR" for the committee's input.

Suggestions from discussion:

STR's are allowable in all zoning districts except PDD.

Must use STR permit within 12 months or lose it.

Incentivize fixing up Blighted Properties which would be exempt from the CAP. Properties that are listed as Blighted as defined by the Code Office.

Suggestion of allowing an STR permitted property to retain that status if long-term tenants are being housed.

STR's must in addition to changes, meet existing special use permits standards.

Figuring out setting a CAP on percentage of total STR's out of total housing units was discussed in detail. We are currently just over 4%. Housing experts advise no more than 1-2% of housing stock being STR. Figuring out the best percentage for our community being at 2, 3 or 3.5%. We arrived at a tentative consensus of 3%. The percentage watermark would be achieved through attrition where properties fall off the list due to their changing circumstances. Once we drop below the determined percentage, applicants on waiting list may have their opportunity. Once we drop below the CAP, another determining factor will be applying density/cluster buffering on the property map. The committee is working to determine appropriate distance buffers for neighborhoods to prevent clusters.

Next meeting is July 7th at 5:30pm.

Respectfully submitted by,

Trish Riddell Kent, Chair

Deputy Supervisor