



MEMO

DATE: September 13, 2023

FROM: Anna Hudson, Director of Development Services

SUBJECT: DRAFT STR Amendments – Planning & Zoning Recommendations

This serves as a summary of the recommendation made by the Planning & Zoning Commission on September 7, 2023, of the draft Short Term Rental Ordinance. A formal red-line version will be made available before the City Council Public Hearing meeting on Tuesday, October 3, 2023, at 9:00 am. Please check the City's STR webpage for updates. <https://www.fbgtx.org/845/Short-Term-Rentals>

P&Z's recommendations include the following changes to the August 15th Draft:

- Remove R3 as a permitted use district for STRs
- Further define Long Term Rentals and allow switching from STR to LTR
- Add 24 Hr Contact name & number to physical permit to be posted on STR
- At permit renewal:
 - Life Safety requirements of new ordinance must be met
 - Occupancy limit of 12 for all new and existing STR permits
 - Parking regulations to apply to renewals but ease burden on 1 and 2-bedroom existing units
 - Special Exception can be applied for if unable to meet new requirements
- Allow tandem parking without limit
- Remove basic sanitation language and remove history requirements
- Life Safety requirements to align with International Building Code
- Change Response Time of 24 Hr Contact from 20 minutes to 30 minutes
- Change Special Exception requirements in R1 to 75% density instead of 50%
- Require remittance of H.O.T. within 30 days of notification of delinquency

If the proposed draft is approved as currently presented, the following changes will go into effect:

- No new Condominium STRs

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- Require 1 parking space per bedroom with no parking credit for on-street parking (on-street parking still allowed, but no credit given towards obtaining a permit)
- Special Exceptions will be handled by Zoning Board of Adjustment instead of Conditional Use Permits by City Council and Planning & Zoning Commission
- Special Exceptions would apply to:
 - R1 Unoccupied (two property lines & 75% of other properties have STR permit)
 - R2 Historic District Unoccupied
 - R2 Facility abutting a non-residential zoning district or a PUD that allows commercial uses
 - Increase of occupancy
 - Inability to meet parking/occupancy requirements
- Existing Permits may transfer within 90 days
- No Change to R2 density
- Max occupancy of 12
- Enforcement will include 3 minor violations counting as 1 Major Violations. 3 Major violations within 12 months will require City Council review and permit may be suspended for up to 90 days.