

Agenda Item No. 17

Date 06-13-2016

Council Agenda Report

Date: June 13, 2016

Submitted by: Odie Wheeler, Director of Public Works *OW*

Prepared by: Pat Escher, City Planner, A.I.C.P.

SUBJECT: Ordinance No. 1078 to revise Section 9.2 of the Unified Development Code to add new land use definition section to provide parameters for the new cottage industry of short term rentals via the internet.

Recommendation that Council:

- A. Introduce Ordinance No. 1078 by reading of title only and
- B. Schedule June 20, 2016 for second reading, public hearing and adoption.

Discussion: This item was discussed at the March hearing and the Commission gave staff the direction that a definition should be added to the UDC to distinguish a short term rental from a bed and breakfast.

New definition to be included into Section 9.2 of the Unified Development Code:

Short Term Rentals - a rental of a portion or of the entire residential unit for no more than twice a year with the longest duration of seven (7) days. If documentation (such as invoices or receipts) can be provided to the City that such a unit has exceeded these time limitations, then the property owner will be put on notice that they are required to submit an application for a B&B within 30 days of notification by the City of the zoning violation. The renter at such a facility proceeds at their own risk.

Fiscal Impact: None

Approved by: *[Signature]*

PROPOSED ORDINANCE

ORDINANCE NO. 1078

AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND, TO REVISE SECTION 9.2 OF THE UNIFIED DEVELOPMENT CODE TO ADD NEW LAND USE DEFINITION SECTION TO PROVIDE PARAMETERS FOR THE NEW COTTAGE INDUSTRY OF SHORT TERM RENTALS VIA THE INTERNET.

WHEREAS, upon consideration of the recommendation of the Planning and Zoning Commission, and upon consideration of the staff of the Department of Planning and Zoning, the comments made at a public hearing before City Council, held on June 20, 2016 the City Council finds that the proposed amendments are needed to protect the public health, safety and welfare; and

WHEREAS, on April 5, 2016 the Planning Commission held a public hearing and issued recommendation regarding the proposed text amendment. The Planning Commission unanimously recommended that the Commissioners of Cambridge approve the text to revise Section 9.2 of the Unified Development Code to add new land use definition section to provide parameters for the new cottage industry of short term rentals via the internet and

WHEREAS, the Commissioners of Cambridge find that it is in the best interest of the City to revise Section 9.2 of the Unified Development Code to add new land use definition section to provide parameters for the new cottage industry of short term rentals via the internet; and

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of Cambridge, that the City's Unified Development Code is hereby amended as follows:

Short Term Rentals - a rental of a portion or of the entire residential unit for no more than twice a year with the longest duration of seven (7) days. If documentation (such as invoices or receipts) can be provided to the City that such a unit has exceeded these time limitations, then the property owner will be put on notice that they are required to submit an application for a B&B within 30 days of notification by the City of the zoning violation. The renter at such a facility proceeds at their own risk.

AND BE IT FURTHER enacted and ordained that this Ordinance shall become effective on the tenth (10th) day following the date of adoption.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE

Sandra Tripp-Jones, City Manager

By: _____
Donald Sydnor, Acting Mayor

Introduced the 13th day of June, 2016

Adopted the 20th day of June, 2016

Effective the 30th day of June, 2016