

Council Agenda Report

Date: July 11, 2016

Submitted by: Sandra Tripp-Jones, City Manager *STJ*

SUBJECT: Ordinance No. 1078 to Revise Section 9.2 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 continue the public hearing and consideration of adoption until July 25, 2016.

Discussion:

At the Council meeting of June 20, 2016, Council opened the public hearing and acted to continue the hearing until July 11, 2016. Council directed staff to analyze enforcement methods and effect on other rental properties that are rented for short periods of time. Staff has not completed this analysis. Consequently, staff recommends continuing the hearing until July 25, 2016

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