



## **CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT**

**Meeting Date:** 4/11/2018

**To:** Mayor and Plan Commission Members

**From:** City Development Department, Division of Planning and Redevelopment

**Division Manager:** Matt Sadowski – (262) 636-9152 [matthew.sadowski@cityofracine.org](mailto:matthew.sadowski@cityofracine.org)

**Subject:** Proposed amendments to Section 114-1, 114-273, 114-327, 114-407, 114-427, 114-447 of the Municipal Code related to the allowance of short term rentals (tourist rooming houses).

**BACKGROUND AND SUMMARY:** With the increased demand of short term rentals as brought on by vendors such as Airbnb and others, Racine is seeking to put in place amendments to the zoning ordinance that will allow short term rentals (tourist rooming houses) in residential and business districts. The proposed amendments will codify such uses and establish a baseline to protect the public's health, safety, and welfare.

### **ANALYSIS:**

While it is important to provide an array of lodging options to visitors to the City of Racine, it is equally important to have in place rules and ordinances that facilitate the safe and effective operation of such facilities. Effective operation means being in compliance with applicable State Statutes governing such uses, but also having local regulation in place that are not so overly burdensome as to dissuade such lodging alternatives. The proposed ordinance language in this regards seeks to reach this balance.

Such uses would be treated as permitted accessory uses in residential, office and business districts. The proposed ordinance language is designed to be "self-regulating" for purposes of zoning and are designed to insure that the residential character of the areas and/or structure is respected and maintained.

As a companion effort to this proposed ordinance amendment, City administration is advancing through the Finance and Personnel Committee and Common Council policies and contract procedures for the collection of room taxes and relationships with short term rental facilitators such as Airbnb.

## **PROPOSED ORDINANCE LANGUAGE:**

The draft ordinance language in its entirety is included in this memo as an attachment, below is a brief summation of the intent behind the change.

Section 114-1. (b) provides a definition of short term rentals.

Section 114-273. (17) provides the basis for the operational parameters for short term rentals in residential areas which are predominantly one, two, and three units properties.

Section 114-327. (14) establishes that short term rentals are permitted as an accessory use in multi-family properties, but under the same parameters as those found in the 114-273.

Section 114-407. (a)(4) and 114-427.(8) establish that short term rentals are permitted as an accessory use in office properties having residential units, but under the same parameters as those found in the 114-273.

Section 114-447.(b)(46) establishes that short term rentals are permitted as an accessory use in business properties having residential units, but under the same parameters as those found in the 114-273.

## **POSSIBLE ACTIONS FOR THE PLANNING COMMISSION**

1. Recommend to Common Council that the ordinance be prepared and public hearing scheduled to consider the proposed amendments; or
2. Modify the proposed amendments and recommend to the Common Council that a public hearing be scheduled to consider the amendments; or
3. Defer the request to allow staff more time to draft proposed ordinance language for the Plan Commission to review.

**STAFF RECOMMENDATION:** That the Plan Commission recommend to the Common Council that an ordinance be prepared and public hearing scheduled related to the allowance of short term rentals (tourist rooming houses).

## **ATTACHMENTS:**

- 1) Draft ordinance language for a short term rentals ([click here](#)).