

RECOMMENDED UDC CODE TEXT AMENDMENTS. 22-8-CTA.

The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development to correct errors in the text or to accommodate changed or changing conditions in a particular area. Periodically, revisions are required to reflect the changing nature of business in our community. These proposed amendments will be intended to be more user-friendly, concerning Short-term Rental within the City.

Staff is requesting the Shreveport UDC be amended as follows: ~~strikeout~~ indicates deleted text, underline indicates added text].

1. Amend "Short-Term Rental, 'Type B'" in ARTICLE 23. SHORT-TERM RENTAL PROPERTY, SECTION 23.5 PERMIT TYPES AND USE STANDARDS, Subsection 23.5.B in the Shreveport UDC to now read as follows.

23.5 PERMIT TYPES AND USE STANDARD

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B. Short-Term Rental, 'Type B'

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3. **Administrative Approval.** A Short-Term Rental Permit 'Type B-1' may be approved administratively by the Zoning Administrator if the total number of allowable overnight guests of the proposed short-term rental does not exceed ten (10) adults, nor does the proposed short-term rental property require special exception use approval due to distance requirements.
4. **Special Exception Use Approval**

A Short-Term Rental Permit 'Type B-2' may only be allowed as a special exception use, and requires review and approval by the Zoning Board of Appeals per the requirements of Section 16.6 when:

- a. **Number of Overnight Guests.** The host of a short-term rental property requests the total number of allowable overnight guests to exceed ten (10) adults.

~~b. **Distance Requirements.** Except in the D-1 district, approved short-term rental properties must be located no closer than 500 feet from any other existing short-term rental property, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same user is located. If any short-term rental property wishes to locate closer than the 500-foot minimum distance from any legally existing short-term rental property, a special exception use approval is required.~~

b. **Distance Requirements.** The proposed STR property is located closer than 500 feet from an approved Short-Term Rental Permit 'Type B-1' or 'Type B-2' property, as measured from a point of the lot line on which the STR is proposed to be located to the nearest point on the lot line on which an approved STR is located. Any proposed STR which is closer than 500 feet from an approved 'Type B-1' or 'Type B-2' STR property shall first receive special exception use approval prior to any STR permit approval by the Zoning Administrator.

i. **Exceptions.** Only 'Type B-2' permit applications have STR distance requirements. A Short-Term Rental Permit 'Type A' application is not subject to any distance requirement under this Code, nor will any approved Short-Term Rental Permit 'Type A' property trigger any distance requirements for a proposed Short-Term Rental Permit 'Type B-1' or 'Type B-2.'

ii. **Exemptions.** Short-Term Rental Permit 'Type A' and 'Type B-1' applications located within the D-1 Zoning District are exempt from any distance requirements for short-term rentals. However, any proposed short-term rental property located within any zoning district, and requests the total number of allowable overnight guests to exceed ten (10) adults, requires special exception use approval.

c. **Waiver of Special Exception Use Approval.**

i. **The Executive Director, or his/her designee, may waive the need for special exception approval if he or she finds that the location, distance, anticipated impacts, proximity within the neighborhood, and/or other factors associated with the proposed short-term rental clearly, in his or her opinion, supports such a waiver.**

ii. **The Executive Director will evaluate each application on a case-by-case basis and decide accordingly.**

iii. **Waivers are not allowed for the total number of allowable overnight guests exceeding ten (10) adults.**

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Explanation: *Currently, if a new STR is proposed, and an approved STR is operating within 500' of the proposed STR, prior to the approval of the proposed STR application, a Special Exception Use is required by the ZBA. This amendment only requires Type B-1 and B-2 permits from that distance standard. 'Type A' Permits would be exempt. Note, STR's located within the D-1 Zoning District are exempt from the distance requirements; however, STR's requesting 11 or more guests, regardless of location, would require special exception use approval.*