

**DATE:** April 2, 2024  
**TO:** Honorable Mayor & City Council  
**FROM:** Planning & Zoning Commission  
**VIA:** Christina D. Day, AICP, Director of Planning *CD*  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of April 1, 2024

---

**AGENDA ITEM NO. 1 - ZONING CASE 2024-008**  
**PETITIONER: CITY OF PLANO**

Request to amend Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-specific Regulations), and related sections of the Zoning Ordinance to extend or repeal the interim ban of short-term rentals and permanently regulate short-term rentals and related land uses, including associated development regulations. Project #ZC2024-008.

**APPROVED:** 5-3

Speakers: Support: 11 Oppose: 7 Neutral: 0

Other Responses: Support: 105 Oppose: 39 Neutral: 17

**RESULTS:**

The Commission recommended Option 2 for approval with both Live-in Management STR Single Room and Live-in Management STR Multiple Rooms allowed in residential districts as long as there is 300 feet of separation; any closer would require an SUP. The proposed amendments are as follows (additions are indicated in underlined text; deletions are indicated in strikethrough text):

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, ~~political,~~ religious, or social purposes.

**Bed and Breakfast Inn**

~~An owner (or operator) occupied residence with up to 5 bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for~~

~~guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services.~~

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three 3 or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

**Live-in Management STR**

A Short-term Rental with Live-in Management and one or more rooms available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR.

**Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

**Amend Subpart B.i of Part B (Residential Requirements) of Subsection 10.1600.10 (Additional Requirements and Restrictions) of Section 10.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units, and home occupations, ~~and bed and breakfast inns~~, nonresidential uses are not permitted within that property.

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| RESIDENTIAL ZONING DISTRICTS                    |                      |                  |                         |                                    |                                  |                                  |                                  |                        |                 |                               |                          |                          |                      |                      |                      |                  |                                    |
|---|----------------------|------------------|-------------------------|------------------------------------|----------------------------------|----------------------------------|----------------------------------|------------------------|-----------------|-------------------------------|--------------------------|--------------------------|----------------------|----------------------|----------------------|------------------|------------------------------------|
| Use Type  | Use Category         | A - Agricultural | ED - Estate Development | SF-20 - Single-Family Residence-20 | SF-9 - Single-Family Residence-9 | SF-7 - Single-Family Residence-7 | SF-6 - Single-Family Residence-6 | UR - Urban Residential | PH - Patio Home | SF-A - Single-Family Attached | 2F - Two-Family (Duplex) | GR - General Residential | MF-1 - Multifamily-1 | MF-2 - Multifamily-2 | MF-3 - Multifamily-3 | MH - Mobile Home | RCD - Residential Community Design |
| Live-in Management STR<br>Bed and Breakfast Inn | Primary Res. Service | <u>56</u>        | <u>56</u>               | <u>56</u>                          | <u>56</u>                        | <u>56</u>                        | <u>56</u>                        | <u>56</u>              | <u>56</u>       | <u>56</u>                     | <u>56</u>                | <u>56</u>                | <u>56</u>            | <u>56</u>            | <u>56</u>            | <u>56</u>        | <u>56</u>                          |
| Off-site Management STR                         | Primary Res.         | <u>56</u>        | <u>56</u>               | <u>56</u>                          | <u>56</u>                        | <u>56</u>                        | <u>56</u>                        | <u>56</u>              | <u>56</u>       | <u>56</u>                     | <u>56</u>                | <u>56</u>                | <u>56</u>            | <u>56</u>            | <u>56</u>            | <u>56</u>        | <u>56</u>                          |

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| NONRESIDENTIAL ZONING DISTRICTS                 |                      |                           |                      |            |                       |                          |                       |                                   |                           |                            |                          |                          |                          |                           |                           |                                    |
|---|----------------------|---------------------------|----------------------|------------|-----------------------|--------------------------|-----------------------|-----------------------------------|---------------------------|----------------------------|--------------------------|--------------------------|--------------------------|---------------------------|---------------------------|------------------------------------|
| Use Type  | Use Category         | O-1 - Neighborhood Office | O-2 - General Office | R - Retail | LC - Light Commercial | CC - Corridor Commercial | UMU - Urban Mixed-Use | BG - Downtown Business/Government | CB-1 - Central Business-1 | CE - Commercial Employment | RC - Regional Commercial | RE - Regional Employment | RT - Research/Technology | LI-1 - Light Industrial-1 | LI-2 - Light Industrial-2 | NBD - Neighborhood Business Design |
| Live-in Management STR<br>Bed and Breakfast Inn | Primary Res. Service | 56                        | 56                   | 56         | 56                    | 56                       | 56                    | 56                                | 56                        | 56                         | 20<br>56                 | 20<br>56                 | 20<br>56                 | 56                        | 56                        | 56                                 |
| Off-site Management STR                         | Primary Res.         | 56                        | 56                   | 56         | 56                    | 56                       | 56                    | 56                                | 56                        | 56                         | 20<br>56                 | 20<br>56                 | 20<br>56                 | 56                        | 56                        | 56                                 |

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

| Number | End Note   |
|--------|--|
| 20     | Permitted when the building is a minimum of 200 feet from the nearest residential district boundary. |
| 56     | See Sec 15.2300.   |

Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.

~~**.4 Interim Prohibition on Short-Term Rental of Dwelling Units**~~

- ~~**A.** The purpose of this interim provision is to prohibit the establishment of new short term rentals of dwelling units while the City conducts public outreach, collects data, and analyzes information to determine permanent recommendations, due to community concerns about health and safety.~~
- ~~**B.** A Short term Rental (STR) means any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of short term rental does not include Temporary Accessory Housing Shelter and Bed and Breakfast Inn.~~
- ~~**C.** Subject to Article 7 on Nonconformity, short term rentals are prohibited in dwelling units. For purposes of this subsection only, nonconforming uses include those with investment backed expectations as of May 15, 2023.~~
- ~~**D.** This subsection, 14.500.4, expires in its entirety on May 15, 2024.~~

Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:

**15.2300 Short-term Rentals**

- .1** All Live-in Management STR and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2** All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3** Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
- A.** Independent Living Facility
- B.** Live-Work (Business Loft)
- C.** Mid-Rise Residential
- D.** Multifamily Residence



- E. Single-Family Residence (Attached)
- F. Single-Family Residence (Detached)
- G. Studio Residence
- H. Two-Family Residence
- I. Two-Family Residence (Attached)

#### **.4 Live-in Management STR**

- A. Live-in Management STR uses are permitted in a dwelling unit in:
  - i. A Heritage Resource Overlay District (“H” or “HD”),
  - ii. Any nonresidential zoning district except O-1,
  - iii. Multifamily Residences, consistent with Section 15.2300.6, or
  - iv. Elsewhere, when at least 300 feet away from another Short-term Rental, as measured in a straight line from property line to property line. Additional Live-in Management STR uses may be permitted with approval of a specific use permit, consistent with Section 15.2300.7.

#### **.5 Off-site Management STR**

- A. An Off-site Management STR may not provide rentals of less than two nights.
- B. Off-site Management STR uses are permitted in a dwelling unit in:
  - i. Any nonresidential zoning district except O-1, or
  - ii. Multifamily Residences, consistent with Section 15.2300.6.

#### **.6 Multifamily Residence properties:**

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.7.

#### **.7 Specific Use Permits for Short-term Rentals**

- A. Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:
  - i. Locations of other STRs,
  - ii. Maximum number of occupants,
  - iii. Minimum nights per rental,

iv. Maximum number of rental nights per year, or

v. Parking standards and other site design considerations.

.8 A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.

.9 Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

**Parking Space Schedule for Nonresidential Uses**

| <b>Zoning Districts or Uses</b> | <b>Minimum Required Off-Street Parking or Spaces for Nonresidential Uses</b>                                  |
|---------------------------------|---|
| Bed and Breakfast Inn           | <del>One space for owner/operator and one for each guest bedroom (No maximum number of parking spaces.)</del> |

To view the hearing, please click on the provided link:  
<https://planotx.new.swagit.com/videos/301489?ts=483>

CS/ko

**Attachments:**

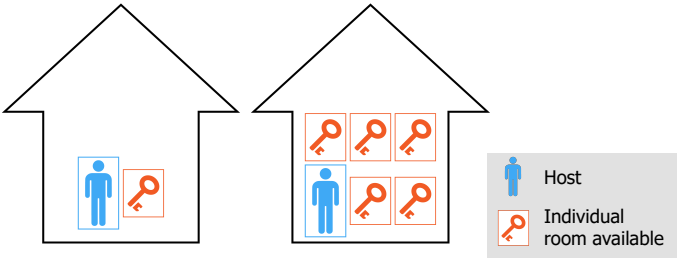
1. Live-in Management STR Map (P&Z Recommendation)
2. Off-site Management STR Map (P&Z Recommendation)
3. Existing Short-term Rentals by Use Type and Conformity Status Map (P&Z Recommendation)

cc: Eric Hill, Assistant Director of Planning  
Mike Bell, Development Review Manager  
Melissa Kleineck, Lead Planner  
Justin Cozart, Sr. GIS Technician  
Jeanna Scott, Building Inspections Manager  
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services



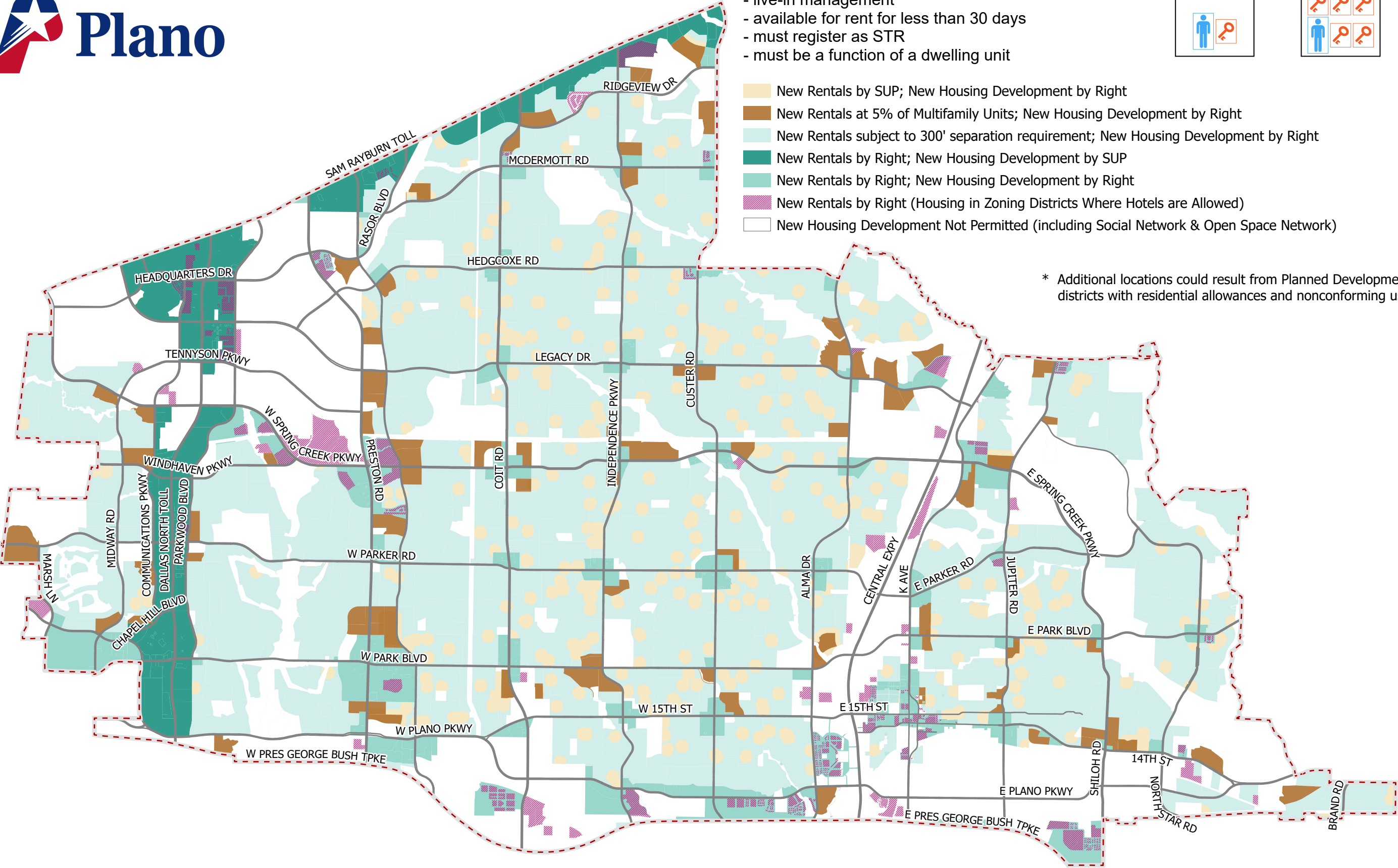
# Live-in Management STR Map\* P&Z Recommendation

- live-in management
- available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals by SUP; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals subject to 300' separation requirement; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



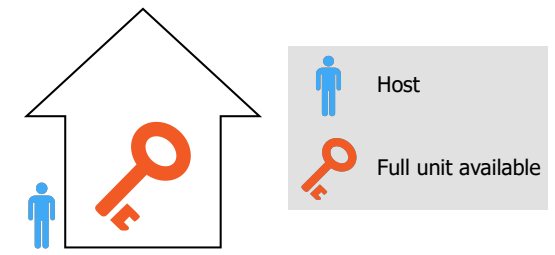
Categories are Tentative and Subject to Change





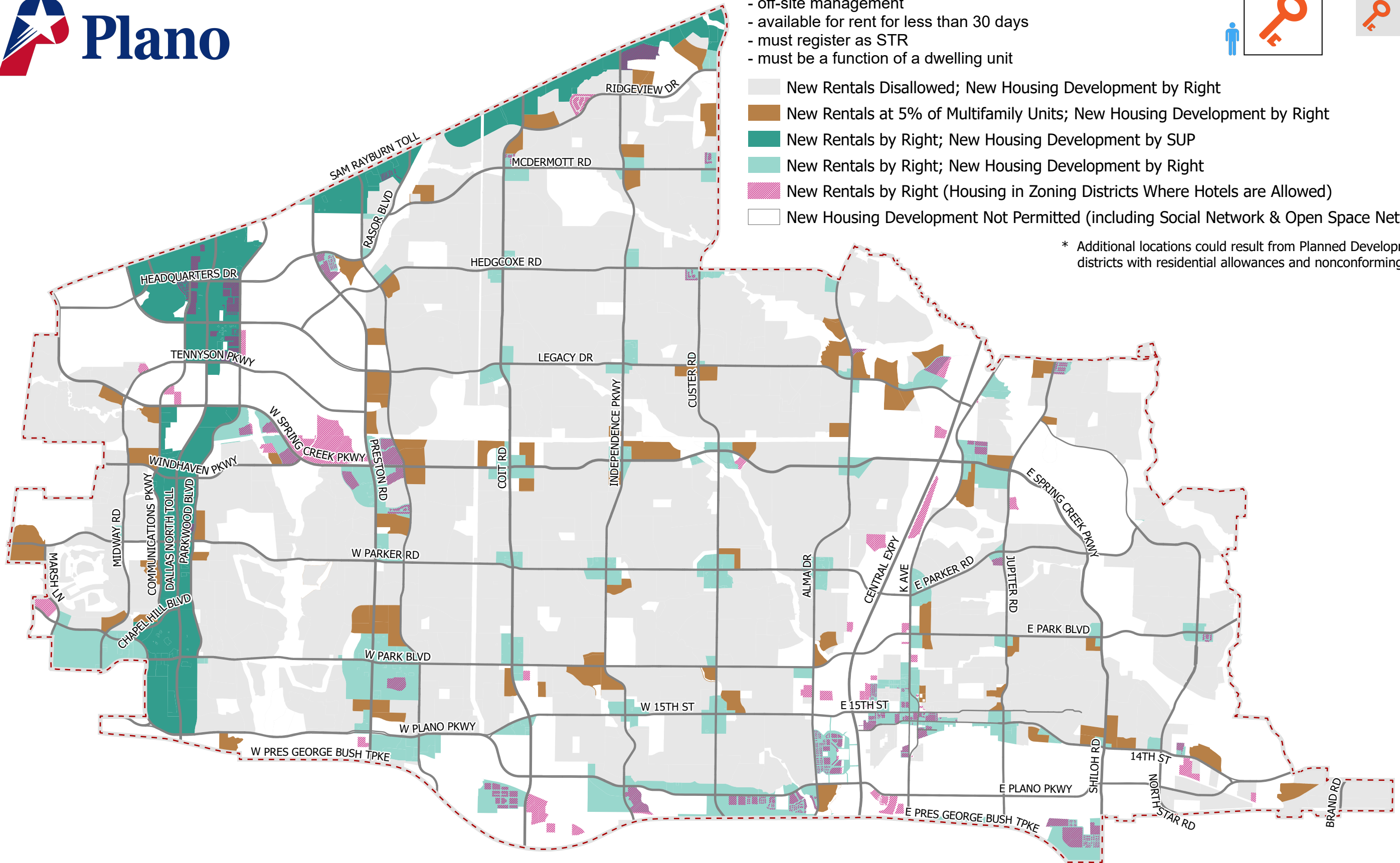
# Off-site Management STR Map\* P&Z Recommendation

- off-site management
- available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals Disallowed; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**





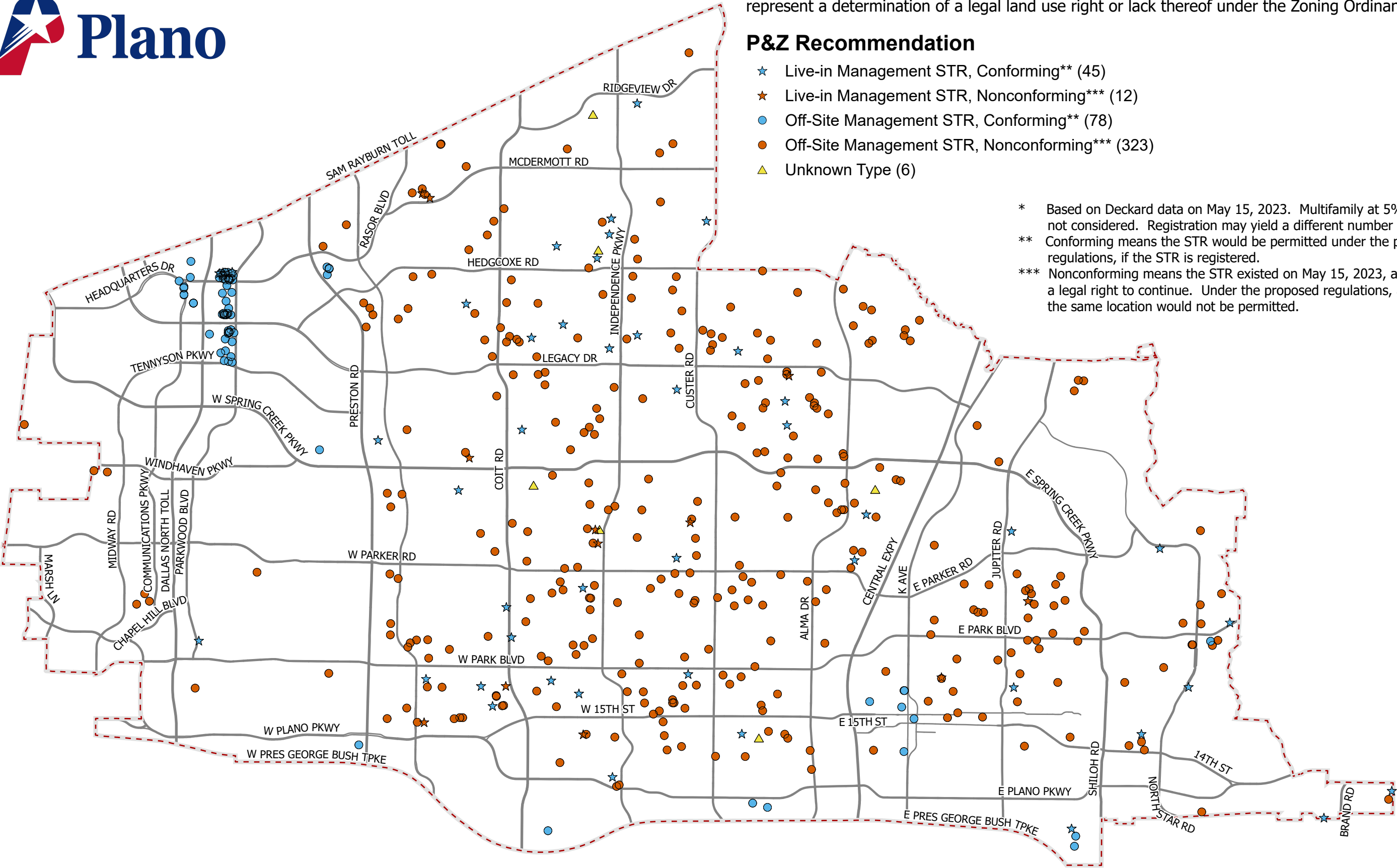
# Existing Short-term Rentals by Use Type and Conformity Status\*

The determination of conformity status is an assumption based on Deckard data and does not represent a determination of a legal land use right or lack thereof under the Zoning Ordinance.

## P&Z Recommendation

- ★ Live-in Management STR, Conforming\*\* (45)
- ★ Live-in Management STR, Nonconforming\*\*\* (12)
- Off-Site Management STR, Conforming\*\* (78)
- Off-Site Management STR, Nonconforming\*\*\* (323)
- ▲ Unknown Type (6)

\* Based on Deckard data on May 15, 2023. Multifamily at 5% of units are not considered. Registration may yield a different number of STRs.  
\*\* Conforming means the STR would be permitted under the proposed regulations, if the STR is registered.  
\*\*\* Nonconforming means the STR existed on May 15, 2023, and may have a legal right to continue. Under the proposed regulations, a new use in the same location would not be permitted.



Categories are Tentative and Subject to Change



**AGENDA ITEM NO. 1**

**PUBLIC HEARING:** Zoning Case 2024-008

**PETITIONER:** City of Plano

**CASE PLANNER:** Christina Sebastian, AICP

**DESCRIPTION:** Request to amend Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-specific Regulations), and related sections of the Zoning Ordinance to extend or repeal the interim ban of short-term rentals and permanently regulate short-term rentals and related land uses, including associated development regulations. Project #ZC2024-008.

**SUMMARY:**

The purpose of this request is to amend the Zoning Ordinance to provide permanent development standards for short-term rentals (STRs). The amendments were developed as part of the City Council-initiated Short-term Rental Study. The following is a brief summary of the key parts of the proposed Zoning Ordinance amendments:

1. All Short-term Rentals must be registered.
2. Short-term Rental uses that were operating before the interim ban are allowed to continue operating.
3. Different types of Short-term Rentals are identified based on the scale and impact of the rental.
4. Additional minor changes to related land uses.

The proposed zoning amendments were prepared by city staff based on the work of the Short-term Rental Task Force but were not developed or considered by the Task Force. The proposal has also been shaped by the discussion and direction of the Planning & Zoning Commission (Commission), internal discussion among departments, and feedback received from the public throughout the process.

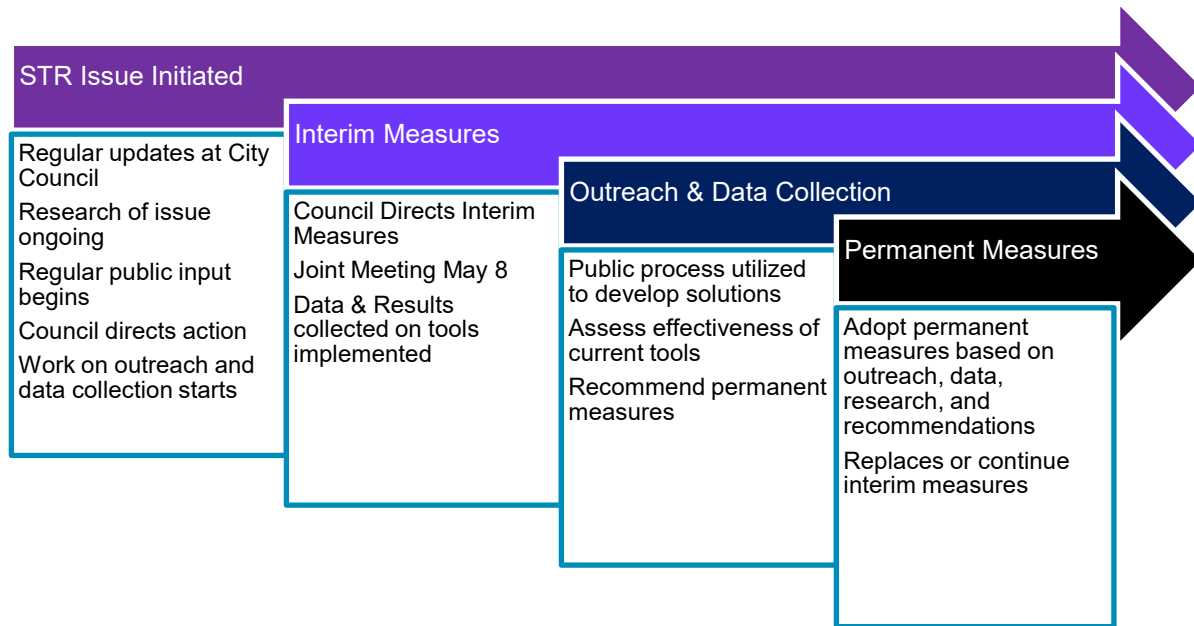
Modifications have been made since the March 18, 2024, Commission meeting, resulting in three options for consideration. Each option has variations to the development regulations for the short-term rental types. The Commission is asked to determine which option is most appropriate in the context of the Short-term Rental Study, public comments, and discussions to date.

The amendments are in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section below.

## STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

### History

In November 2022, City Council initiated a Short-term Rental Study. The Study includes interim measures (in the form of the interim ban of new STRs adopted in May 2023), two phases of outreach and data collection, and permanent measures expected before the interim ban expires on May 15, 2024.



The Outreach & Data Collection stage consisted of two phases including:

- **Data Collection:** Plano contracted with Deckard Technologies as a provider of third-party STR data. Deckard monitors STR platforms and cross-references them with publicly available data to identify STRs in the city. This data was then matched to Public Safety Communication's call-for-service data.
- **Public Outreach:** Plano contracted with Gap Strategies as support for a public outreach process, including:
  - A community survey opened in the spring of 2023, which had over 6,000 responses. [View the survey report.](#)
  - Two public open houses, hosted both in-person and online, in August of 2023 and February 2024, with over 2,000 and 1,200 participants, respectively.
  - A Short-term Rental Task Force made up of 22 Plano residents appointed by City Council.
    - In Phase I, the Task Force focused on defining the problem, in a series of three meetings where they were presented with data, discussed feedback from the community survey and first open house, and asked questions of staff. At the end of Phase I, the Task Force agreed upon three Findings and 15 Issues and Considerations that flow from those Findings, included in the [Phase I Report](#).

- In Phase II, the Task Force focused on potential solutions related to the Findings, Issues, and Considerations defined in Phase I. This included two questionnaires “homework assignments” in advance of Task Force meetings, where the results were presented and a short list of items with tentative consent was agreed upon. These ideas were then presented at the second open house, and public feedback was presented to the Task Force at their final meeting, where the results were discussed, and a final set of recommendations were adopted as part of the [Phase II Report](#).
- A project website and advertising: [www.PlanoSTR.com](http://www.PlanoSTR.com) hosted information about the Study, including survey results and Task Force documents.
- Advertisement of the survey and open houses via multiple avenues including press releases, city email newsletters, social media posts, and, for the community survey, signs in city parks and at city facilities.

At the Planning & Zoning Commission meeting on March 4, 2024 ([staff report](#) | [video](#)), the Commission:

- Received a presentation of the Short-term Rental Phase II Report, including the recommendations of the Short-term Rental Task Force.
- Called a public hearing to amend the Zoning Ordinance to extend or repeal the interim ban and permanently regulate short-term rentals and related land uses, including associated development regulations, initiating this zoning case.
- Received a presentation from city staff of a draft proposal for permanent measures intended to implement the Task Force’s nine recommended *Regulations That Affect Land Use and Zoning*. This proposal was developed by staff and was not considered by the Task Force, as they were not tasked with developing ordinance language.

At the Planning & Zoning Commission meeting on March 18, 2024 ([staff report](#) | [video](#)), the Commission:




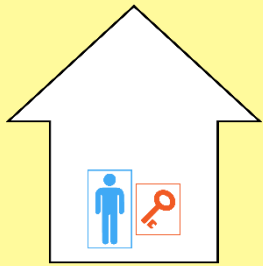
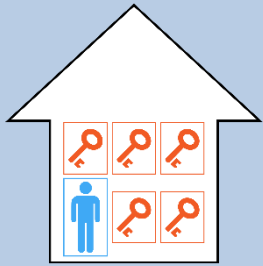
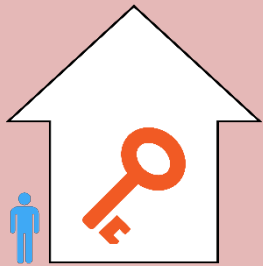
- Received a copy of the draft ordinance amendment language and a presentation on the concepts included in the proposed amendments.
- Discussed the proposed amendments and provided the following direction:
  - Use more descriptive names for the STR types,
  - Remove the Limited/Seasonal STR option,
  - Consider density limitations and locations for STRs with live-in management and only one room rented,
  - Consider how to restrict the number of people or beds that can be used in an STR,



- Remove the minimum number of nights for a short-term rental, but consider leaving them for STRs with off-site management,
- Consider STRs at multifamily uses with management on the premises, and
- Evaluate the allowance for usage of Backyard Cottages as STRs.

## STAFF PRELIMINARY REPORT – COMPARISON OF THREE OPTIONS

Based on the direction received from the Commission on March 18, three options for the proposed ordinance changes are provided, with variations to the development regulations for the short-term rental types. Each option is described in the following section of this report and summarized in the table below. The Commission is asked to determine which option is most appropriate in the context of the Short-term Rental Study and discussions to date.

| Short-term Rental Type   | Live-in Management STR (Single Room)  | Live-in Management STR (Multiple Rooms)  | Off-site Management STR   |
|--|---|--|---|
|  Host<br> Full unit available<br> Individual room available |    |    |    |
| <b>Option 1</b><br>(Most similar to March 18 version)  | Permitted in any residence with limit of 2 adults (plus minor children): <ul style="list-style-type: none"> <li>Citywide</li> </ul>   | Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts,</li> <li>Heritage properties, or</li> <li>Some multifamily</li> </ul> In all other residences, permitted by SUP. | Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts, or</li> <li>Some multifamily</li> </ul> |
| <b>Option 2</b><br>(Same as Option 1 but restricts SF areas to density buffer or SUP)  | Permitted in any residence with limit of 2 adults (plus minor children) in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts,</li> <li>Heritage properties,</li> <li>Some multifamily, or</li> <li>Elsewhere, when 600+ feet from another STR of any type.</li> </ul> In all other residences, permitted by SUP. | Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts,</li> <li>Heritage properties, or</li> <li>Some multifamily</li> </ul> In all other residences, permitted by SUP. | Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts, or</li> <li>Some multifamily</li> </ul> |
| <b>Option 3</b><br>(Most changed from March 18 version)  | Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts,</li> <li>Heritage properties, or</li> <li>Some multifamily.</li> </ul> In all other residences, permitted by SUP.   |  | Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts, or</li> <li>Some multifamily</li> </ul> |

## STAFF PRELIMINARY REPORT – PROPOSED ZONING ORDINANCE AMENDMENTS

Three options are provided for the Commission to consider in Attachment A. The following proposed amendments are present in all three options except where individually noted. In order for the staff report to be complete, all topics are included, though some information remains unchanged since the March 18 meeting. Topics that have been updated are noted in the section header.

### Short-term Rental Names – updated since March 18




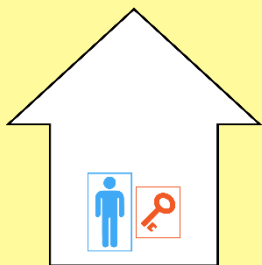
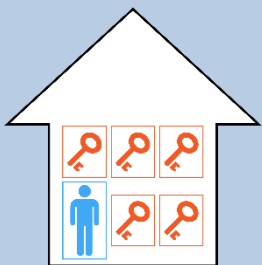
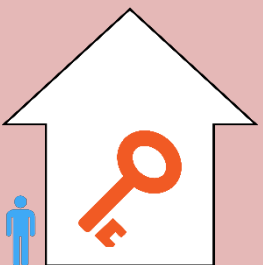
The names previously proposed for the STR types have changed, per Commission direction, as shown in the table below. The updated nomenclature is more technical and intended to align with feedback.

### Short-term Rental Definition – unchanged with the exception of names referenced above

Short-term Rentals are any dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty consecutive days. The proposed Zoning Ordinance amendments include a definition for Short-term Rental and a requirement that all STRs must be registered with the city. Registration requirements will be considered by City Council, and if approved, will be adopted as a new article in the Code of Ordinances. The registration ordinance is anticipated to be considered by City Council at the same meeting as these proposed Zoning Ordinance amendments. Draft text of the registration ordinance is available on [Plano.gov/STR](http://Plano.gov/STR) for reference.

### Short-term Rental Types – updated since March 18

Different types of short-term rentals are proposed based on scale and potential impact: three types in Options 1 and 2, and two in Option 3. Additional details on each are provided later in this report.

| March 18 Version  | Bed-and-Breakfast<br>(1 Room)   | Bed-and-Breakfast<br>(2-5 Rooms)   | Vacation Rental   |
|---|---|--|---|
| Option 1  | Live-in Management STR<br>(Single Room)   | Live-in Management STR<br>(Multiple Rooms)   | Off-site Management STR   |
| Option 2  | Live-in Management STR<br>(Single Room)   | Live-in Management STR<br>(Multiple Rooms)   | Off-site Management STR   |
| Option 3  | Live-in Management STR  |  | Off-site Management STR   |
| <br>Host<br><br>Full unit available<br><br>Individual room available |  |  |  |
| STR Registration Required?  | Yes   | Yes  | Yes   |
| Building Design   | Residence   | Residence  | Residence   |
| Management  | Live-in   | Live-in  | Off-site  |
| Length of Stay (days)   | 1-29  | 1-29   | 2-29  |
| Rooms or Full Unit Available?   | 1 individual room   | Individual room(s)   | Full unit   |

## Live-in Management STRs – updated since March 18

The Zoning Ordinance currently has a definition for the Bed and Breakfast Inn use, which is similar to the proposed Live-in Management STR uses. The proposed amendments would remove and replace this use with one or two newly defined uses. Live-in Management would also be defined as follows:

### **Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

This proposed short-term rental type is based on Task Force recommendation **Z9** that STRs with a live-in operator have less impact on the community fabric, and therefore it may be appropriate to have different regulatory standards compared to those with off-site management.

The prior proposal limited the Live-in Management STR (Multiple Rooms) use to a maximum of five bedrooms. Based on Commission questions regarding this maximum, the Live-in Management STR (Multiple Rooms) use has been modified to eliminate the restriction, though Live-in Management STR (Multiple Rooms) may be restricted through the SUP process, where applicable. This will allow more simple enforcement and limit complications.

## *Urban Residential District – updated since March 18*

Because of this change, in the Urban Residential (UR) district, where Bed and Breakfast Inns were previously allowed by right and restricted to 5 rooms, the Live-in Management STR (Multiple Rooms) use is proposed to be permitted only by SUP, as with all other residential districts. However, a substantial amount of the UR district is within a Heritage Resource Overlay District, so would allow the use by right via this alternate means.

Otherwise, the locations where new Live-in Management STRs would be permitted varies among the three options, as outlined below.

### *Option 1*

The first option is the most similar to what was presented to the Commission previously, yet has significant updates. Three short-term rental types are proposed, and each type is subject to different location criteria.

### **Live-in Management STR (Single Room)**

- An STR with live-in management and a single room for rent should be less impactful and have greater oversight by the operator than other STR types. Therefore, Live-in Management STR (Single Room) uses would be permitted by right in any residence.
- Because of the by-right allowance for this STR type, an occupancy restriction is proposed which would limit the room rental occupancy to two adults plus any minor children.
- A map showing the potential locations for new Live-in Management STR (Single Room) uses under Option 1 is provided in Attachment D1.

### **Live-in Management STR (Multiple Rooms)**

- Live-in Management STR (Multiple Rooms) uses would allow the operator to have multiple rooms available for rent (whether by a single rental contract or multiple contracts).
- This use would be permitted by right in residences located in any of the following areas:
  - All nonresidential districts except Neighborhood Office (O-1), consistent with hotel allowances,
  - Heritage Resource Overlay districts, or
  - Some multifamily residences (see *Multifamily Residences* heading below).
- New Live-in Management STR (Multiple Rooms) uses would require an SUP in all other locations.
- A map showing the potential locations for new Live-in Management STR (Multiple Room) uses under Option 1 is provided in Attachment D2.

### *Option 2*

The second option includes a density control for the Live-in Management STR (Single Room) use in residential districts (except Multifamily Residence buildings and where located in Heritage Resource Overlay districts).

### **Live-in Management STR (Single Room)**

- This use would be permitted by right (based on Task Force recommendation **Z2** that STRs may be permitted where a hotel use is allowed in commercial, mixed-use, and transit-oriented development areas) in residences located in any of the following areas:
  - In all nonresidential districts except Neighborhood Office (O-1) consistent with hotel allowances,
  - In Heritage Resource Overlay districts, or
  - In some multifamily residences (see *Multifamily Residences* heading below).
  - Elsewhere, when more than 600 feet away from another Short-term Rental use of any type.
- New Live-in Management STR (Single Room) uses would require an SUP in all other locations.
- Because of the by-right allowance for this STR type, an occupancy restriction is proposed which would limit the room rental occupancy to two adults plus any minor children.
- A map showing the potential locations for new Live-in Management STR (Single Room) uses under Option 2 is provided in Attachment E1.

### **Live-in Management STR (Multiple Rooms)**

- The Live-in Management STR (Multiple Rooms) use under this option is the same as with Option 2 and would always require a specific use permit in residential districts (unless a Heritage property or in some multifamily), so there is no density control for the use in this option.
- A map showing the potential locations for new Live-in Management STR (Multiple Rooms) under Option 2 is provided in Attachment E2.

### *Option 3*

The third option represents the greatest change from the prior proposal, combines Live-in Management into a single type, and would require a specific use permit for any Live-in Management STR in a residential district (except Multifamily Residence buildings). This option does not define Single Room and Multiple Room types separately, as the location criteria are the same and the number of rooms could be controlled through the SUP stipulations.

### **Live-in Management STR**

- New Live-in Management STR uses would be permitted by right in residences in any of the following areas:
  - All nonresidential districts except Neighborhood Office (O-1),
  - Heritage Resource Overlay districts, or
  - Some multifamily residences (see *Multifamily Residences* heading below).
- New Live-in Management STRs uses would require an SUP in all other locations.
- Because of the requirement for an SUP, any appropriate occupancy restriction may be imposed through the SUP approval process.
- A map showing the potential locations for new Live-in Management STRs under Option 3 is provided in Attachment F1.

## Off-Site Management STRs

Short-term rentals where the operator does not live in the same dwelling unit would be classified as Off-site Management STRs. The location criteria for new Off-site Management STRs are the same in all three options.

### **Off-site Management STR**

- Based on Task Force recommendation **Z2** that STRs may be permitted where a hotel use is allowed in commercial, mixed-use, and transit-oriented development areas, new Live-in Management STR uses would be permitted by right in residences located in either of the following areas:
  - All nonresidential districts except Neighborhood Office (O-1), or
  - Some multifamily residences (see *Multifamily Residences* heading below).
- Most single-family residential neighborhoods have zoning that would not permit new Off-site Management STR uses. Nonresidential districts that permit residential uses would also permit new Off-site Management STR uses, such as the Neighborhood Business Design (NBD), Retail (R), and Urban Mixed-Use (UMU) zoning districts, as well as some Planned Development districts.
- Maps showing the potential locations for new Off-site Management STRs are provided in Attachments D3, E3, and F2 (the maps are the same for each option).

## Multifamily Residences – updated since March 18

On March 18, the Commission discussed concerns with multifamily residences and the ability for these properties to operate STRs when there is management on the premises. Additionally, outreach feedback noted that some multifamily properties have a small number of apartments available as an amenity to residents, for situations such as a future resident waiting for their long-term unit to be vacated or accommodations for visiting family members. Under the proposed new definitions, these would be considered a Short-term Rental if the rental term is less than 30 days. In multifamily properties where STRs are not already permitted, up to 5% of the apartments in a Multifamily Residence may be operated as STRs, provided that the building or complex has property management on the premises.

## Grandfathering

The interim ban on short-term rentals does not apply to existing short-term rentals and those with investment-backed expectations as of May 15, 2023. The proposed amendments would lift the interim ban and maintain the grandfathering of existing short-term rentals and those with investment-backed expectation, where needed. In the Zoning Ordinance, a grandfathered use is referred to as a nonconforming use.




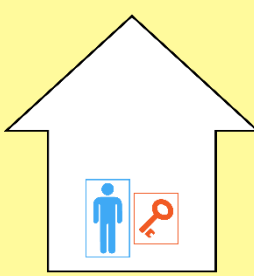
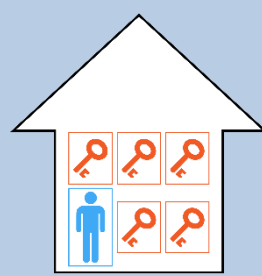

Some of the grandfathered short-term rentals would become conforming uses under the proposed development regulations, but many would remain nonconforming uses. Nonconforming uses are governed by Article 7 (Nonconformities) of the Zoning Ordinance. Nonconforming status runs with the land, not the owner, so a property that on May 15, 2023, was used, or intended to be used, as a short-term rental would continue to be nonconforming so long as the use was not abandoned for more

than six months, even if ownership of the property changed. Conversely, the owner of a nonconforming STR could not transfer the nonconforming status to a different property.

Nonconforming short-term rentals would be required to register as a short-term rental. City Council adopted a process to determine nonconforming status in August 2023, which can be found in [Section 7.900](#) (Determination of Nonconforming Status and Administrative Official Decision) of the Zoning Ordinance. To date, no formal determinations have been requested through this process.

### Effect on Existing STRs – updated since March 18

At the time of the interim ban, 464 STRs existed in Plano per the information from Deckard Technologies. While that number may change as more information is known about existing STRs via registration, staff can estimate the effects of the proposed amendments on those known STRs, as shown in the following table. Note that some STRs have an undetermined type. Maps showing these locations are included as Attachment D4 (Option 1), E4 (Option 2), and F3 (Option 3).

| Short-term Rental Type   |               | Live-in Management STR (Single Room)   | Live-in Management STR (Multiple Rooms)   | Off-site Management STR  |
|--|---------------|--|---|--|
| <div><br/>Host</div> <div><br/>Full unit available</div> <div><br/>Individual room available</div> |               |  |  |  |
| Option 1   | Conforming    | 50   | 0   | 78   |
|  | Nonconforming | 0  | 7   | 323  |
| Option 2   | Conforming    | 29   | 0   | 78   |
|  | Nonconforming | 21   | 7   | 323  |
| Option 3   | Conforming    | 5  |   | 78   |
|  | Nonconforming | 52   |   | 323  |




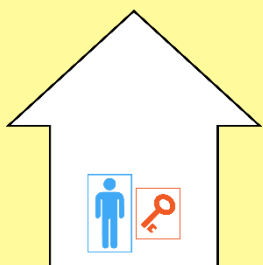
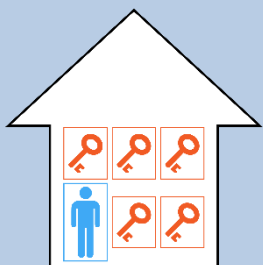
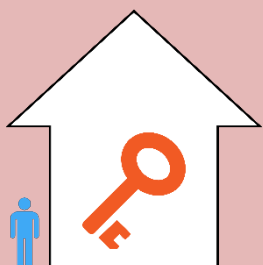
**Conforming:** Number of existing STRs that could become fully legal, not only grandfathered (see below), under the proposed regulations, if registered.

**Nonconforming:** Number of STRs that existed on May 15, 2023, and may have a legal right to continue (i.e., grandfathered) on the property, as allowed under Article 7, if registered.



## Calls-for-Service – updated since March 18, 2024

Throughout the Short-term Rental Study, the public and the Task Force were presented information on Calls-for-Service (CFS), citizen-generated reports to Plano Police, at single-family homes between May 15, 2022, and May 15, 2023. A CFS does not necessarily indicate a violation occurred, but rather, just that a call was received. Additionally, it is not known that each property was being used as a short-term rental at the time of the call. The information presented was summarized in the open houses but is broken out by the STR type as shown in the following table. Information on CFS at multifamily properties is not included because the calls are for the whole complex, not individual units or STRs.

| Short-term Rental Type  | Live-in Management STR (Single Room)  | Live-in Management STR (Multiple Rooms)  | Off-site Management STR   |
|---|---|--|---|
| <br>Host<br><br>Full unit available<br><br>Individual room available |  |  |  |
| <b>No CFS</b>   | 45 single-family STRs   | 6 single-family STRs   | 302 single-family STRs  |
| <b>1-2 CFS</b>  | 5 single-family STRs  | 0 single-family STRs   | 42 single-family STRs   |
| <b>3 or more CFS</b>  | 0 single-family STRs  | 0 single-family STRs   | 15 single-family STRs   |
| <b>Total</b>  | <b>50 single-family STRs</b>  | <b>6 single-family STRs</b>  | <b>359 single-family STRs</b>   |

Note that all 15 of the properties with three or more calls-for-service would be nonconforming Off-site Management STRs.

Considerable time was invested by numerous departments in tracking CFS to convictions or other evidence that would sort the CFS data into other meaningful categories in order to provide additional useful correlations. The effort was ultimately abandoned due to complexities in connecting the information. For example, court records may be linked to an ongoing investigation or case and unavailable for such a project at this time at this level of detail. Individual records needed to be tracked back and reviewed, which was not practical given the quantity of data. Therefore, the information is not available.

### Additional Considerations

#### *Specific Use Permits for STRs – updated since March 18*

Whenever the Commission and Council consider a request for a specific use permit (SUP), additional topics and development standards can be considered. To help guide applicants, staff, and the public, the proposed amendments outline specific topics to evaluate for SUPs for short-term rentals. The guidelines are rooted in topics recommended by the Short-term Rental Task Force. These topics include:

1. The staff report will include a map of other STRs in the area.

2. The maximum number of occupants could be restricted.
3. The minimum number of nights per rental could be restricted.
4. The STR could be limited to a maximum number of rental nights per year.
5. Parking standards and other site design considerations could be added.

#### *Minimum Rental Nights – updated since March 18*

Based on Commission direction, the minimum number of nights per rental of an STR for Live-in Management STRs has been removed. However, for Off-site Management STRs, the minimum number of nights per rental is proposed as two nights. This proposal is based off feedback that this will assist in preventing nuisances and may be considered a best practice by some in the industry.

#### *Occupancy Restrictions – updated since March 18*

The Commission had concerns that regulating only the number of rooms available in a short-term rental could result in overcrowding within the rooms. There are existing occupancy requirements in Article III (Property Maintenance Code) of the Code of Ordinances that apply to all properties in Plano and are explicitly referenced in the proposed amendments. This includes a minimum area of 70 square feet for a bedroom occupied by a single person, or a minimum of 50 square feet for each occupant in a bedroom occupied by more than one person. In general, adding conflicting occupancy restrictions to the Zoning Ordinance is not advisable. However, the proposed standards for STRs are limited to specific areas, where permissions for the subset of Live-in Management STRs are more generous, therefore it may be appropriate to add occupancy limits in this circumstance. Where Live-in Management (Single Room) uses are permitted by right, these uses are proposed to be limited to two adults plus any minor children.

#### *Limited or Seasonal STRs – updated since March 18*

Task Force recommendation **Z6** was that some STRs could be considered subject to limited rental nights each year to provide flexibility for property owners. After hearing public testimony, the Commission discussed the concept of limited or seasonal short-term rentals at the March 18, 2024, meeting and directed staff to remove this option from the proposal.

#### *Backyard Cottages – updated since March 18*

Under the proposed amendments, [Backyard Cottages](#) (accessory dwelling units on the same lot as a single-family home) and the main single-family home would be considered a single residence for purposes of STR regulation. The Backyard Cottage could not be rented separate from the main single-family home as an Off-site Management STR use.

On March 18, the Commission requested that the allowances for Backyard Cottages be evaluated in regard to whether a full home could be considered a Live-in Management STR (Single Room). In all three options, full homes rented as STRs would be categorized based on whether the operator or owner lives on site. This is due to the changes to the STR types and the previous draft ordinance regarding Backyard Cottages. See Attachment C for more information on different combinations of short-term rentals of Backyard Cottages and how they would be classified.

## *Assembly Hall/Commercial Amusement*

One of the critical issues identified by the Task Force in Phase I was the overcrowding of property and nuisance uses associated with parties and events in short-term rental properties. These activities are often regulated by the Zoning Ordinance as an Assembly Hall or Commercial Amusement land use.

However, after reviewing accepted practices in other jurisdictions, considering options, and making this regulation more evident and accessible, the Assembly Hall distinction is being addressed in the registration ordinance. The small change to the Assembly Hall definition is to distinguish religious and political assemblies from social or civic assemblies.

### **Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, ~~political,~~  
~~religious,~~ or social purposes.

To better align the definitions for Commercial Amusement (Indoor) and (Outdoor), the (Indoor) definition is proposed to reflect similar language as the (Outdoor) definition, as follows:

### **Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

### **Amusement, Commercial (Outdoor)**

An outdoor area or structure, open to the public, which provides entertainment or amusement primarily by and for participants for a fee or admission charge. Typical uses include batting cages, miniature golf, go-kart tracks, and carnivals.

The change to the Commercial Amusement (Indoor) definition will make it clear that if a fee is charged for access to indoor amenities, this definition could apply. Otherwise, no additional changes were seen as necessary for these uses regarding STRs.

## *Boarding/Rooming House*

Since Boarding/Rooming Houses have been considered long-term dwellings under the Zoning Ordinance, they should not be considered in the regulation of STRs. To clarify this distinction from Hotel/Motels and Short-term Rentals moving forward, the existing Boarding/Rooming House definition is proposed to be updated to explicitly state that the rental term is for 30 days or more.

### **Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three 3 or more rooms are individually rented either by written or oral agreement for 30 days or more.

## *Parking*

Recommendation **Z8** from the Task Force is for an analysis of parking standards citywide relative to nuisance issues and enforcement. This would include a review of the Zoning Ordinance and Plano's Code of Ordinances, with participation from a number of city departments including Engineering, Police, Neighborhood Services, and Planning, and is expected to take longer than the time available before

May 15, 2024. Therefore, it is recommended that this analysis be conducted as a project separate from the other recommendations.

As the Bed and Breakfast Inn use is being removed from the Zoning Ordinance, its associated parking standard is also being removed. Consistent with other residential uses, the parking standard for Short-term Rentals will remain as defined by the Zoning Ordinance for the individual dwelling unit. These standards are subject to change pending the citywide parking analysis noted above.

## STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

---

The proposed request has been reviewed for conformance with the Comprehensive Plan. Major factors included in the analysis are provided below.

**Guiding Principles** – The set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

**Future Land Use Map & Dashboards** – The Future Land Use Map determines appropriate locations for future uses, establishing the community's vision for the placement of housing, employment, social activities, and protection of natural areas. The Dashboards provides the preferred balance of housing and employment uses, and the preferred mix of employment and housing types, within each Future Land Use category. The proposed amendments introduce specific land uses to the Zoning Ordinance, but do not result in changes to overall land use mix, residential acreage, number of dwelling units, or building height per standards in the Comprehensive Plan. The request results in no change to the Future Land Use Map & Dashboards.

**Land Use Policy** – *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*

The proposed amendments are designed to allow STRs while regulating in a way that protects the viability and quality of life for existing neighborhoods. With this request, staff is proposing several options that are based on the recommendations of the STR Task Force and direction from the Commission following public comment. This request is in conformance with this policy.

**Land Use Action 1 (LU1)** – *Review and evaluate the Zoning Ordinance and make appropriate amendments based on guidance from the Comprehensive Plan.*

In considering the Comprehensive Plan when deliberating the proposed amendments, the Commission and Council will be consistent with this action.

**Neighborhood Conservation Policy** - *Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.*

The proposed regulations are intended to strike a balance to allow STRs where appropriate, while establishing protections for neighborhoods that preserve neighborhood identity and contribute to character and livability. This request is in conformance with this policy.

**Neighborhood Conservation Action 1 (NC1)** – *Establish programs and initiatives that enable homeowners to maintain and enhance their properties and neighborhoods.*

The proposed regulations will provide homeowners an opportunity to operate an STR, which would generate income that could be used to maintain and enhance their properties. This request is in conformance with this action.

**Neighborhood Conservation Action 6 (NC6)** – *Review residential zoning to ensure housing standards allow residents to age in place, care for dependents, and meet special needs, while maintaining neighborhood integrity.*

The proposed STR regulations will establish housing standards which may allow residents to age in place, care for dependents, and meet special needs. The proposed regulations are intended to permit STR uses where appropriate, while ensuring neighborhood integrity is maintained. This request is in conformance with this action.

## STAFF PRELIMINARY REPORT – RECOMMENDATION

---

### SUMMARY:

The purpose of this request is to amend the Zoning Ordinance to provide permanent development standards for short-term rentals. The amendments were developed as part of the City Council-initiated Short-term Rental Study. The following is a brief summary of the key parts of the proposed Zoning Ordinance amendments:

1. All Short-term Rentals must be registered.
2. Short-term Rental uses that were operating before the interim ban are allowed to continue operating.
3. Different types of Short-term Rentals are identified based on the scale and impact of the rental.
4. Additional minor changes to related land uses.

The proposed zoning amendments were prepared by city staff based on the work of the Short-term Rental Task Force but were not developed or considered by the Task Force. The proposal has also been shaped by the discussion and direction of the Planning & Zoning Commission, internal discussion among departments, and feedback received from the public throughout the process.

Modifications have been made since the March 18, 2024, Commission meeting, resulting in three options for consideration. Each option has variations to the development regulations for the short-term rental types. The Commission is asked to determine which option is most appropriate in the context of the Short-term Rental Study, public comments, and discussions to date.

The amendments are in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section below.

### RECOMMENDATION:

Recommended for the Commission to approve either Option 1, Option 2, or Option 3 as provided in Attachment A.

### ATTACHMENTS:

- Attachment A – Zoning Case 2024-008 Draft Standards with STR Task Force Recommendations, Options 1, 2, and 3
- Attachment B – Matrix of Proposed Land Uses and Location Allowances
- Attachment C – Backyard Cottage Examples
- Attachment D – Option 1 Maps:
  - Attachment D1: Option 1 Live-in Management STR (Single Room) Map

- Attachment D2: Option 1 Live-in Management STR (Multiple Rooms) Map
- Attachment D3: Option 1 Off-site Management STR Map
- Attachment D4: Option 1 Existing STRs by Use Type and Conformity Status
- Attachment E – Option 2 Maps:
  - Attachment E1: Option 2 Live-in Management STR (Single Room) Map
  - Attachment E2: Option 2 Live-in Management STR (Multiple Rooms) Map
  - Attachment E3: Option 2 Off-site Management STR Map
  - Attachment E4: Option 2 Existing STRs by Use Type and Conformity Status
- Attachment F – Option 3 Maps:
  - Attachment F1: Option 3 Live-in Management STR Map
  - Attachment F2: Option 3 Off-site Management STR Map
  - Attachment F3: Option 3 Existing STRs by Use Type and Conformity Status
- Attachment G – Zoning Case Responses



## SUMMARY

- Three options will be presented to the Planning & Zoning Commission (P&Z) at a public hearing on April 1, 2024.
- The three options differ in where and how new short-term rentals would be permitted.
- P&Z will be asked to recommend one option to the City Council to consider at a public hearing planned for April 22, 2024.

## “CLEAN” VERSIONS

These versions show the proposed regulations as they would appear if adopted, including highlights noting differences between the three versions.

- [Option 1](#)
- [Option 2](#)
- [Option 3](#)

## STRIKETHROUGH/UNDERLINE VERSIONS

These versions show the proposed regulations in underlined text and any existing regulations that would be removed from the Zoning Ordinance in ~~striketrough~~ text if adopted.

- [Option 1](#)
- [Option 2](#)
- [Option 3](#)

**Zoning Case 2024-008 Draft Standards – Option 1**

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement.  
See the key and recommendations on the last page.

The text highlighted in purple reflects differences between the three options.

**SUMMARY OF PROPOSED AMENDMENTS**

- All Short-term Rentals must be registered.
- All Short-term Rentals that were operating before the interim ban are allowed to continue operating.
- Three types of Short-term Rentals are identified based on the scale and impact of the rental:
  - **Live-in Management STR (Single Room):** New STRs with live-in management and only one room rented are allowed in any residential dwelling unit.
  - **Live-in Management STR (Multiple Rooms):** New STRs with live-in management and two or more rooms rented are allowed in residential dwelling units when located in any of the following areas:
    - A Heritage Resource Overlay district,
    - Nonresidential districts, except O-1,
    - Some multifamily residences, or
    - Elsewhere, by Specific Use Permit.
  - **Off-site Management STR:** New STRs without live-in management are allowed in residential dwelling units when located in either of the following areas:
    - Nonresidential districts, except O-1, or
    - Some multifamily residences.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, or social purposes.

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Zoning Case 2024-008 Draft Standards – Option 1****Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

**Live-in Management STR (Single Room)**

A Short-term Rental with Live-in Management and one room available for no more than two adult overnight guests, plus any minor children. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Live-in Management STR (Multiple Rooms)**

A Short-term Rental with Live-in Management and more than one room available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR (Single Room) or Live-in Management STR (Multiple Rooms).

**Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units and home occupations, nonresidential uses are not permitted within that property.

**Zoning Case 2024-008 Draft Standards – Option 1**

Z1

Z9

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| RESIDENTIAL ZONING DISTRICTS            |              |                  |                         |                                    |                                  |                                  |                                  |                        |                 |                               |                          |                          |                      |                      |                      |                  |                                    |
|---|--------------|------------------|-------------------------|------------------------------------|----------------------------------|----------------------------------|----------------------------------|------------------------|-----------------|-------------------------------|--------------------------|--------------------------|----------------------|----------------------|----------------------|------------------|------------------------------------|
| Use Type                                | Use Category | A - Agricultural | ED - Estate Development | SF-20 - Single-Family Residence-20 | SF-9 - Single-Family Residence-9 | SF-7 - Single-Family Residence-7 | SF-6 - Single-Family Residence-6 | UR - Urban Residential | PH - Patio Home | SF-A - Single-Family Attached | 2F - Two-Family (Duplex) | GR - General Residential | MF-1 - Multifamily-1 | MF-2 - Multifamily-2 | MF-3 - Multifamily-3 | MH - Mobile Home | RCD - Residential Community Design |
| Live-in Management STR (Single Room)    | Primary Res. | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |
| Live-in Management STR (Multiple Rooms) | Primary Res. | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |
| Off-site Management STR                 | Primary Res. | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |

**Zoning Case 2024-008 Draft Standards – Option 1****Z1****Z2****Z9**

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| <b>NONRESIDENTIAL ZONING DISTRICTS</b>  |                     |                                  |                             |                   |                              |                                 |                              |  |                                  |                                   |                                 |                                 |                                 |                                  |                                  |   |
|---|---------------------|----------------------------------|-----------------------------|-------------------|------------------------------|---------------------------------|------------------------------|--|----------------------------------|-----------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|----------------------------------|---|
| <b>Use Type</b>                         | <b>Use Category</b> | <b>O-1 - Neighborhood Office</b> | <b>O-2 - General Office</b> | <b>R - Retail</b> | <b>LC - Light Commercial</b> | <b>CC - Corridor Commercial</b> | <b>UMU - Urban Mixed-Use</b> | <b>BG - Downtown Business/Government</b> | <b>CB-1 - Central Business-1</b> | <b>CE - Commercial Employment</b> | <b>RC - Regional Commercial</b> | <b>RE - Regional Employment</b> | <b>RT - Research/Technology</b> | <b>LI-1 - Light Industrial-1</b> | <b>LI-2 - Light Industrial-2</b> | <b>NBD - Neighborhood Business Design</b> |
| Live-in Management STR (Single Room)    | Primary Res.        | 56                               | 56                          | 56                | 56                           | 56                              | 56                           | 56                                       | 56                               | 56                                | 56                              | 56                              | 56                              | 56                               | 56                               | 56  |
| Live-in Management STR (Multiple Rooms) | Primary Res.        | 56                               | 56                          | 56                | 56                           | 56                              | 56                           | 56                                       | 56                               | 56                                | 20<br>56                        | 20<br>56                        | 20<br>56                        | 56                               | 56                               | 56  |
| Off-site Management STR                 | Primary Res.        | 56                               | 56                          | 56                | 56                           | 56                              | 56                           | 56                                       | 56                               | 56                                | 20<br>56                        | 20<br>56                        | 20<br>56                        | 56                               | 56                               | 56  |

**Z1****Z2**

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

| <b>Number</b> | <b>End Note</b>  |
|---------------|--|
| 20            | Permitted when the building is a minimum of 200 feet from the nearest residential district boundary. |
| 56            | See Sec 15.2300.   |

**Z1**

Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.

**Zoning Case 2024-008 Draft Standards – Option 1**

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1 All Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2 All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3 Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A. Independent Living Facility
  - B. Live-Work (Business Loft)
  - C. Mid-Rise Residential
  - D. Multifamily Residence
  - E. Single-Family Residence (Attached)
  - F. Single-Family Residence (Detached)
  - G. Studio Residence
  - H. Two-Family Residence
  - I. Two-Family Residence (Attached)
- .4 **Live-in Management STR (Single Room)**  
Live-in Management STR (Single Room) uses are permitted in any residential dwelling unit.
- .5 **Live-in Management STR (Multiple Rooms)**
  - A. Live-in Management STR (Multiple Rooms) uses are permitted in a dwelling unit in:
    - i. A Heritage Resource Overlay District (“H” or “HD”),
    - ii. Any nonresidential zoning district except O-1,
    - iii. Multifamily Residences, consistent with Section 15.2300.7, or
    - iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.8.

**Zoning Case 2024-008 Draft Standards – Option 1****.6 Off-site Management STR**

- A. An Off-site Management STR may not provide rentals of less than two nights.
- B. Off-site Management STR uses are permitted in a dwelling unit in:
  - i. Any nonresidential zoning district except O-1, or
  - ii. Multifamily Residences, consistent with Section 15.2300.7.

**.7 Multifamily Residence properties:**

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.8.

**.8 Specific Use Permits for Short-term Rentals**

- A. Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:
  - i. Locations of other STRs,
  - ii. Maximum number of occupants,
  - iii. Minimum nights per rental,
  - iv. Maximum number of rental nights per year, or
  - v. Parking standards and other site design considerations.

- .9 A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.

- .10 Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

## Zoning Case 2024-008 Draft Standards – Option 1

## Short-term Rental Task Force Recommendations for Regulations That Affect Land Use and Zoning

| RECOMMENDATION  | NUMBER |
|---|--------|
| Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.   | Z1     |
| STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.   | Z2     |
| Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.   | Z3     |
| A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.<br><br><u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.   | Z4     |
| City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.   | Z5     |
| Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners.<br><i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i><br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year. | Z6     |
| Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.   | Z7     |
| Address onsite parking requirements as part of a larger analysis of street parking issues citywide.<br><br><u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.  | Z8     |
| It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.   | Z9     |



**Zoning Case 2024-008 Draft Standards – Option 2**

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement.  
See the key and recommendations on the last page.

The text highlighted in yellow reflects differences between the three options.

**SUMMARY OF PROPOSED AMENDMENTS**

- All Short-term Rentals must be registered.
- All Short-term Rentals that were operating before the interim ban are allowed to continue operating.
- Three types of Short-term Rentals are identified based on the scale and impact of the rental:
  - **Live-in Management STR (Single Room):** New STRs with live-in management and only one room rented are allowed in residential dwelling units when located in any of the following areas:
    - A Heritage Resource Overlay district,
    - Nonresidential zoning districts, except O-1,
    - Some multifamily residences, or
    - Elsewhere, when at least 600 feet away from another Short-term Rental or, otherwise, by Specific Use Permit.
  - **Live-in Management STR (Multiple Rooms):** New STRs with live-in management and two or more rooms rented are allowed in residential dwelling units when located in any of the following areas:
    - A Heritage Resource Overlay district,
    - Nonresidential districts, except O-1,
    - Some multifamily residences, or
    - Elsewhere, by Specific Use Permit.
  - **Off-site Management STR:** New STRs without live-in management are allowed in residential dwelling units when located in either of the following areas:
    - Nonresidential districts, except O-1, or
    - Some multifamily residences.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, or social purposes.

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Zoning Case 2024-008 Draft Standards – Option 2****Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

**Live-in Management STR (Single Room)**

A Short-term Rental with Live-in Management and one room available for no more than two adult overnight guests, plus any minor children. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Live-in Management STR (Multiple Rooms)**

A Short-term Rental with Live-in Management and more than one room available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR (Single Room) or Live-in Management STR (Multiple Rooms).

**Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units and home occupations, nonresidential uses are not permitted within that property.

**Zoning Case 2024-008 Draft Standards – Option 2**

Z1

Z9

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| RESIDENTIAL ZONING DISTRICTS            |              |                  |                         |                                    |                                  |                                  |                                  |                        |                 |                               |                          |                          |                      |                      |                      |                  |                                    |
|---|--------------|------------------|-------------------------|------------------------------------|----------------------------------|----------------------------------|----------------------------------|------------------------|-----------------|-------------------------------|--------------------------|--------------------------|----------------------|----------------------|----------------------|------------------|------------------------------------|
| Use Type                                | Use Category | A - Agricultural | ED - Estate Development | SF-20 - Single-Family Residence-20 | SF-9 - Single-Family Residence-9 | SF-7 - Single-Family Residence-7 | SF-6 - Single-Family Residence-6 | UR - Urban Residential | PH - Patio Home | SF-A - Single-Family Attached | 2F - Two-Family (Duplex) | GR - General Residential | MF-1 - Multifamily-1 | MF-2 - Multifamily-2 | MF-3 - Multifamily-3 | MH - Mobile Home | RCD - Residential Community Design |
| Live-in Management STR (Single Room)    | Primary Res. | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |
| Live-in Management STR (Multiple Rooms) | Primary Res. | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |
| Off-site Management STR                 | Primary Res. | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |

**Zoning Case 2024-008 Draft Standards – Option 2****Z1****Z2****Z9**

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| <b>NONRESIDENTIAL ZONING DISTRICTS</b>  |                     |                                  |                             |                   |                              |                                 |                              |  |                                  |                                   |                                 |                                 |                                 |                                  |                                  |   |
|---|---------------------|----------------------------------|-----------------------------|-------------------|------------------------------|---------------------------------|------------------------------|--|----------------------------------|-----------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|----------------------------------|---|
| <b>Use Type</b>                         | <b>Use Category</b> | <b>O-1 - Neighborhood Office</b> | <b>O-2 - General Office</b> | <b>R - Retail</b> | <b>LC - Light Commercial</b> | <b>CC - Corridor Commercial</b> | <b>UMU - Urban Mixed-Use</b> | <b>BG - Downtown Business/Government</b> | <b>CB-1 - Central Business-1</b> | <b>CE - Commercial Employment</b> | <b>RC - Regional Commercial</b> | <b>RE - Regional Employment</b> | <b>RT - Research/Technology</b> | <b>LI-1 - Light Industrial-1</b> | <b>LI-2 - Light Industrial-2</b> | <b>NBD - Neighborhood Business Design</b> |
| Live-in Management STR (Single Room)    | Primary Res.        | 56                               | 56                          | 56                | 56                           | 56                              | 56                           | 56                                       | 56                               | 56                                | 56                              | 56                              | 56                              | 56                               | 56                               | 56  |
| Live-in Management STR (Multiple Rooms) | Primary Res.        | 56                               | 56                          | 56                | 56                           | 56                              | 56                           | 56                                       | 56                               | 56                                | 20<br>56                        | 20<br>56                        | 20<br>56                        | 56                               | 56                               | 56  |
| Off-site Management STR                 | Primary Res.        | 56                               | 56                          | 56                | 56                           | 56                              | 56                           | 56                                       | 56                               | 56                                | 20<br>56                        | 20<br>56                        | 20<br>56                        | 56                               | 56                               | 56  |

**Z1****Z2**

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

| <b>Number</b> | <b>End Note</b>  |
|---------------|--|
| 20            | Permitted when the building is a minimum of 200 feet from the nearest residential district boundary. |
| 56            | See Sec 15.2300.   |

**Z1**

Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.

**Zoning Case 2024-008 Draft Standards – Option 2**

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1 All Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2 All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3 Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A. Independent Living Facility
  - B. Live-Work (Business Loft)
  - C. Mid-Rise Residential
  - D. Multifamily Residence
  - E. Single-Family Residence (Attached)
  - F. Single-Family Residence (Detached)
  - G. Studio Residence
  - H. Two-Family Residence
  - I. Two-Family Residence (Attached)
- .4 **Live-in Management STR (Single Room)**
  - A. Live-in Management STR (Single Room) uses are permitted in a dwelling unit in:
    - i. A Heritage Resource Overlay district (“H” or “HD”),
    - ii. Any nonresidential zoning district except O-1,
    - iii. Multifamily Residences, consistent with Section 15.2300.7, or
    - iv. Elsewhere, when at least 600 feet away from another Short-term Rental, as measured in a straight line from property line to property line. Additional Live-in Management STR (Single Room) uses may be permitted with approval of a specific use permit, consistent with Section 15.2300.8.

**Zoning Case 2024-008 Draft Standards – Option 2****.5 Live-in Management STR (Multiple Rooms)**

- A.** Live-in Management STR (Multiple Rooms) uses are permitted in a dwelling unit in:
- i. A Heritage Resource Overlay District (“H” or “HD”),
  - ii. Any nonresidential zoning district except O-1,
  - iii. Multifamily Residences, consistent with Section 15.2300.7, or
  - iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.8.

**.6 Off-site Management STR**

- A.** An Off-site Management STR may not provide rentals of less than two nights.
- B.** Off-site Management STR uses are permitted in a dwelling unit in:
- i. Any nonresidential zoning district except O-1, or
  - ii. Multifamily Residences, consistent with Section 15.2300.7.

**.7 Multifamily Residence properties:**

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.8.

**.8 Specific Use Permits for Short-term Rentals**

- A.** Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:
- i. Locations of other STRs,
  - ii. Maximum number of occupants,
  - iii. Minimum nights per rental,
  - iv. Maximum number of rental nights per year, or
  - v. Parking standards and other site design considerations.

**.9** A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.

**.10** Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

**Zoning Case 2024-008 Draft Standards – Option 2**

Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

DRAFT  
VERSION 3

## Zoning Case 2024-008 Draft Standards – Option 2

## Short-term Rental Task Force Recommendations for Regulations That Affect Land Use and Zoning

| RECOMMENDATION  | NUMBER |
|---|--------|
| Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.   | Z1     |
| STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.   | Z2     |
| Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.   | Z3     |
| A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.<br><br><u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.   | Z4     |
| City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.   | Z5     |
| Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners.<br><i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i><br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year. | Z6     |
| Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.   | Z7     |
| Address onsite parking requirements as part of a larger analysis of street parking issues citywide.<br><br><u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.  | Z8     |
| It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.   | Z9     |



**Zoning Case 2024-008 Draft Standards – Option 3**

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement. See the key and recommendations on the last page.

The text highlighted in blue reflects differences between the three options.

**SUMMARY OF PROPOSED AMENDMENTS**

- All Short-term Rentals must be registered.
- All Short-term Rentals that were operating before the interim ban are allowed to continue operating.
- Two types of Short-term Rentals are identified based on the scale and impact of the rental:
  - **Live-in Management STR:** New STRs with live-in management are allowed in residential dwelling units when located in any of the following areas:
    - A Heritage Resource Overlay district,
    - Nonresidential districts, except O-1,
    - Some multifamily residences, or
    - Elsewhere, by Specific Use Permit.
  - **Off-site Management STR:** New STRs without live-in management are allowed in residential dwelling units when located in either of the following areas:
    - Nonresidential districts, except O-1, or
    - Some multifamily residences.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, or social purposes.

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

## **Zoning Case 2024-008 Draft Standards – Option 3**

### **Live-in Management STR**

A Short-term Rental with Live-in Management and one or more rooms available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

### **Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR.

### **Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units and home occupations, nonresidential uses are not permitted within that property.

**Zoning Case 2024-008 Draft Standards – Option 3**

Z1

Z9

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| RESIDENTIAL ZONING DISTRICTS |              |                  |                         |                                    |                                  |                                  |                                  |                        |                 |                               |                          |                          |                      |                      |                      |                  |                                    |
|------------------------------|--------------|------------------|-------------------------|------------------------------------|----------------------------------|----------------------------------|----------------------------------|------------------------|-----------------|-------------------------------|--------------------------|--------------------------|----------------------|----------------------|----------------------|------------------|------------------------------------|
| Use Type                     | Use Category | A - Agricultural | ED - Estate Development | SF-20 - Single-Family Residence-20 | SF-9 - Single-Family Residence-9 | SF-7 - Single-Family Residence-7 | SF-6 - Single-Family Residence-6 | UR - Urban Residential | PH - Patio Home | SF-A - Single-Family Attached | 2F - Two-Family (Duplex) | GR - General Residential | MF-1 - Multifamily-1 | MF-2 - Multifamily-2 | MF-3 - Multifamily-3 | MH - Mobile Home | RCD - Residential Community Design |
| Live-in Management STR       | Primary Res. | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |
| Off-site Management STR      | Primary Res. | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |

**Zoning Case 2024-008 Draft Standards – Option 3****Z1****Z2****Z9**

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| <b>NONRESIDENTIAL ZONING DISTRICTS</b> |                     |                                  |                             |                   |                              |                                 |                              |  |                                  |                                   |                                 |                                 |                                 |                                  |                                  |   |
|--|---------------------|----------------------------------|-----------------------------|-------------------|------------------------------|---------------------------------|------------------------------|--|----------------------------------|-----------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|----------------------------------|---|
| <b>Use Type</b>                        | <b>Use Category</b> | <b>O-1 - Neighborhood Office</b> | <b>O-2 - General Office</b> | <b>R - Retail</b> | <b>LC - Light Commercial</b> | <b>CC - Corridor Commercial</b> | <b>UMU - Urban Mixed-Use</b> | <b>BG - Downtown Business/Government</b> | <b>CB-1 - Central Business-1</b> | <b>CE - Commercial Employment</b> | <b>RC - Regional Commercial</b> | <b>RE - Regional Employment</b> | <b>RT - Research/Technology</b> | <b>LI-1 - Light Industrial-1</b> | <b>LI-2 - Light Industrial-2</b> | <b>NBD - Neighborhood Business Design</b> |
| Live-in Management STR                 | Primary Res.        | 56                               | 56                          | 56                | 56                           | 56                              | 56                           | 56                                       | 56                               | 56                                | 20<br>56                        | 20<br>56                        | 20<br>56                        | 56                               | 56                               | 56  |
| Off-site Management STR                | Primary Res.        | 56                               | 56                          | 56                | 56                           | 56                              | 56                           | 56                                       | 56                               | 56                                | 20<br>56                        | 20<br>56                        | 20<br>56                        | 56                               | 56                               | 56  |

**Z1****Z2**

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

| <b>Number</b> | <b>End Note</b>  |
|---------------|--|
| 20            | Permitted when the building is a minimum of 200 feet from the nearest residential district boundary. |
| 56            | See Sec 15.2300.   |

**Z1**

Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.

**Zoning Case 2024-008 Draft Standards – Option 3**

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1 All Live-in Management STR and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2 All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3 Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A. Independent Living Facility
  - B. Live-Work (Business Loft)
  - C. Mid-Rise Residential
  - D. Multifamily Residence
  - E. Single-Family Residence (Attached)
  - F. Single-Family Residence (Detached)
  - G. Studio Residence
  - H. Two-Family Residence
  - I. Two-Family Residence (Attached)
- .4 **Live-in Management STR**
  - A. Live-in Management STR uses are permitted in a dwelling unit in:
    - i. A Heritage Resource Overlay District (“H” or “HD”),
    - ii. Any nonresidential zoning district except O-1,
    - iii. Multifamily Residences, consistent with Section 15.2300.6, or
    - iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.7.

**Zoning Case 2024-008 Draft Standards – Option 3****.5 Off-site Management STR**

- A. An Off-site Management STR may not provide rentals of less than two nights.
- B. Off-site Management STR uses are permitted in a dwelling unit in:
  - i. Any nonresidential zoning district except O-1, or
  - ii. Multifamily Residences, consistent with Section 15.2300.6.

**.6 Multifamily Residence properties:**

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.7.

**.7 Specific Use Permits for Short-term Rentals**

- A. Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:
  - i. Locations of other STRs,
  - ii. Maximum number of occupants,
  - iii. Minimum nights per rental,
  - iv. Maximum number of rental nights per year, or
  - v. Parking standards and other site design considerations.
- .8 A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.
- .9 Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

## Zoning Case 2024-008 Draft Standards – Option 3

Short-term Rental Task Force Recommendations for  
Regulations That Affect Land Use and Zoning

| RECOMMENDATION   | NUMBER |
|--|--------|
| Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.  | Z1     |
| STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.  | Z2     |
| Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.   | Z3     |
| A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.<br><br><u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.  | Z4     |
| City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.  | Z5     |
| Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners.<br><i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i><br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year. | Z6     |
| Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.   | Z7     |
| Address onsite parking requirements as part of a larger analysis of street parking issues citywide.<br><br><u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.   | Z8     |
| It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.  | Z9     |

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~striketrough~~ text.

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement.  
See the key and recommendations on the last page.

To see the differences between the three options,  
see the highlights on the non-striketrough-underlined copies.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, ~~political, religious,~~ or social purposes.

**~~Bed and Breakfast Inn~~**

~~An owner (or operator) occupied residence with up to 5 bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services.~~

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three 3 or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

**Live-in Management STR (Single Room)**

A Short-term Rental with Live-in Management and one room available for no more than two adult overnight guests, plus any minor children. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Live-in Management STR (Multiple Rooms)**

A Short-term Rental with Live-in Management and more than one room available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.



## Zoning Case 2024-008 Draft Standards – Option 1

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

### **Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR (Single Room) or Live-in Management STR (Multiple Rooms).

### **Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units, and home occupations, ~~and bed and breakfast inns,~~ nonresidential uses are not permitted within that property.

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

Z9

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| RESIDENTIAL ZONING DISTRICTS                                     |                      |                  |                         |                                    |                                  |                                  |                                  |                        |                 |                               |                          |                          |                      |                      |                      |                  |                                    |
|--|----------------------|------------------|-------------------------|------------------------------------|----------------------------------|----------------------------------|----------------------------------|------------------------|-----------------|-------------------------------|--------------------------|--------------------------|----------------------|----------------------|----------------------|------------------|------------------------------------|
| Use Type   | Use Category         | A - Agricultural | ED - Estate Development | SF-20 - Single-Family Residence-20 | SF-9 - Single-Family Residence-9 | SF-7 - Single-Family Residence-7 | SF-6 - Single-Family Residence-6 | UR - Urban Residential | PH - Patio Home | SF-A - Single-Family Attached | 2F - Two-Family (Duplex) | GR - General Residential | MF-1 - Multifamily-1 | MF-2 - Multifamily-2 | MF-3 - Multifamily-3 | MH - Mobile Home | RCD - Residential Community Design |
| Live-in Management STR (Single Room)                             | Primary Res.         | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |
| Live-in Management STR (Multiple Rooms)<br>Bed and Breakfast Inn | Primary Res. Service | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |
| Off-site Management STR  | Primary Res.         | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

Z2

Z9

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| NONRESIDENTIAL ZONING DISTRICTS                               |                      |                           |                      |            |                       |                          |                       |                                   |                           |                            |                          |                          |                          |                           |                           |                                    |
|---|----------------------|---------------------------|----------------------|------------|-----------------------|--------------------------|-----------------------|-----------------------------------|---------------------------|----------------------------|--------------------------|--------------------------|--------------------------|---------------------------|---------------------------|------------------------------------|
| Use Type  | Use Category         | O-1 - Neighborhood Office | O-2 - General Office | R - Retail | LC - Light Commercial | CC - Corridor Commercial | UMU - Urban Mixed-Use | BG - Downtown Business/Government | CB-1 - Central Business-1 | CE - Commercial Employment | RC - Regional Commercial | RE - Regional Employment | RT - Research/Technology | LI-1 - Light Industrial-1 | LI-2 - Light Industrial-2 | NBD - Neighborhood Business Design |
| Live-in Management STR (Single Room)                          | Primary Res.         | 56                        | 56                   | 56         | 56                    | 56                       | 56                    | 56                                | 56                        | 56                         | 56                       | 56                       | 56                       | 56                        | 56                        | 56                                 |
| Live-in Management STR (Multiple Rooms) Bed and Breakfast Inn | Primary Res. Service | 56                        | 56                   | 56         | 56                    | 56                       | 56                    | P 56                              | 56                        | 56                         | 20 56                    | 20 56                    | 20 56                    | 56                        | 56                        | P 56                               |
| Off-site Management STR                                       | Primary Res.         | 56                        | 56                   | 56         | 56                    | 56                       | 56                    | 56                                | 56                        | 56                         | 20 56                    | 20 56                    | 20 56                    | 56                        | 56                        | 56                                 |

Z1

Z2

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

| Number    | End Note   |
|-----------|--|
| 20        | Permitted when the building is a minimum of 200 feet from the nearest residential district boundary. |
| <u>56</u> | <u>See Sec 15.2300.</u>  |

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

**Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.**

**~~.4 Interim Prohibition on Short-Term Rental of Dwelling Units~~**

- ~~A. The purpose of this interim provision is to prohibit the establishment of new short term rentals of dwelling units while the City conducts public outreach, collects data, and analyzes information to determine permanent recommendations, due to community concerns about health and safety.~~
- ~~B. A Short-term Rental (STR) means any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of short-term rental does not include Temporary Accessory Housing Shelter and Bed and Breakfast Inn.~~
- ~~C. Subject to Article 7 on Nonconformity, short term rentals are prohibited in dwelling units. For purposes of this subsection only, nonconforming uses include those with investment backed expectations as of May 15, 2023.~~
- ~~D. This subsection, 14.500.4, expires in its entirety on May 15, 2024.~~

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1 All Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2 All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3 Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A. Independent Living Facility
  - B. Live-Work (Business Loft)
  - C. Mid-Rise Residential
  - D. Multifamily Residence
  - E. Single-Family Residence (Attached)
  - F. Single-Family Residence (Detached)
  - G. Studio Residence

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**H. Two-Family Residence****I. Two-Family Residence (Attached)****.4 Live-in Management STR (Single Room)**

Live-in Management STR (Single Room) uses are permitted in any residential dwelling unit.

**.5 Live-in Management STR (Multiple Rooms)**

**A. Live-in Management STR (Multiple Rooms) uses are permitted in a dwelling unit in:**

- i. A Heritage Resource Overlay District (“H” or “HD”).**
- ii. Any nonresidential zoning district except O-1.**
- iii. Multifamily Residences, consistent with Section 15.2300.7, or**
- iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.8.**

**.6 Off-site Management STR**

**A. An Off-site Management STR may not provide rentals of less than two nights.**

**B. Off-site Management STR uses are permitted in a dwelling unit in:**

- i. Any nonresidential zoning district except O-1, or**
- ii. Multifamily Residences, consistent with Section 15.2300.7.**

**.7 Multifamily Residence properties:**

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.8.

**.8 Specific Use Permits for Short-term Rentals**

**A. Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:**

- i. Locations of other STRs.**
- ii. Maximum number of occupants.**
- iii. Minimum nights per rental.**
- iv. Maximum number of rental nights per year, or**
- v. Parking standards and other site design considerations.**

**.9 A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.**

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**.10** Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

**Parking Space Schedule for Nonresidential Uses**

| <b>Zoning Districts or Uses</b> | <b>Minimum Required Off-Street Parking or Spaces for Nonresidential Uses</b>                                  |
|---------------------------------|---|
| Bed and Breakfast Inn           | <del>One space for owner/operator and one for each guest bedroom (No maximum number of parking spaces.)</del> |

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**Short-term Rental Task Force Recommendations for  
Regulations That Affect Land Use and Zoning**

| RECOMMENDATION  | NUMBER |
|---|--------|
| Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.   | Z1     |
| STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.   | Z2     |
| Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.   | Z3     |
| A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.<br><br><u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.   | Z4     |
| City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.   | Z5     |
| Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners.<br><i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i><br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year. | Z6     |
| Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.   | Z7     |
| Address onsite parking requirements as part of a larger analysis of street parking issues citywide.<br><br><u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.  | Z8     |
| It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.   | Z9     |

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~striketrough~~ text.

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement.  
See the key and recommendations on the last page.

To see the differences between the three options,  
see the highlights on the non-striketrough-underlined copies.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, ~~political, religious,~~ or social purposes.

**~~Bed and Breakfast Inn~~**

~~An owner (or operator) occupied residence with up to 5 bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services.~~

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three 3 or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

**Live-in Management STR (Single Room)**

A Short-term Rental with Live-in Management and one room available for no more than two adult overnight guests, plus any minor children. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Live-in Management STR (Multiple Rooms)**

A Short-term Rental with Live-in Management and more than one room available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR (Single Room) or Live-in Management STR (Multiple Rooms).



## Zoning Case 2024-008 Draft Standards – Option 2

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

### **Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units, and home occupations, ~~and bed and breakfast inns,~~ nonresidential uses are not permitted within that property.

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

Z9

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| RESIDENTIAL ZONING DISTRICTS                                     |                      |                  |                         |                                    |                                  |                                  |                                  |                        |                 |                               |                          |                          |                      |                      |                      |                  |                                    |
|--|----------------------|------------------|-------------------------|------------------------------------|----------------------------------|----------------------------------|----------------------------------|------------------------|-----------------|-------------------------------|--------------------------|--------------------------|----------------------|----------------------|----------------------|------------------|------------------------------------|
| Use Type   | Use Category         | A - Agricultural | ED - Estate Development | SF-20 - Single-Family Residence-20 | SF-9 - Single-Family Residence-9 | SF-7 - Single-Family Residence-7 | SF-6 - Single-Family Residence-6 | UR - Urban Residential | PH - Patio Home | SF-A - Single-Family Attached | 2F - Two-Family (Duplex) | GR - General Residential | MF-1 - Multifamily-1 | MF-2 - Multifamily-2 | MF-3 - Multifamily-3 | MH - Mobile Home | RCD - Residential Community Design |
| Live-in Management STR (Single Room)                             | Primary Res.         | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |
| Live-in Management STR (Multiple Rooms)<br>Bed and Breakfast Inn | Primary Res. Service | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |
| Off-site Management STR  | Primary Res.         | 56               | 56                      | 56                                 | 56                               | 56                               | 56                               | 56                     | 56              | 56                            | 56                       | 56                       | 56                   | 56                   | 56                   | 56               | 56                                 |

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

Z2

Z9

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| NONRESIDENTIAL ZONING DISTRICTS                               |                      |                           |                      |            |                       |                          |                       |                                   |                           |                            |                          |                          |                          |                           |                           |                                    |
|---|----------------------|---------------------------|----------------------|------------|-----------------------|--------------------------|-----------------------|-----------------------------------|---------------------------|----------------------------|--------------------------|--------------------------|--------------------------|---------------------------|---------------------------|------------------------------------|
| Use Type  | Use Category         | O-1 - Neighborhood Office | O-2 - General Office | R - Retail | LC - Light Commercial | CC - Corridor Commercial | UMU - Urban Mixed-Use | BG - Downtown Business/Government | CB-1 - Central Business-1 | CE - Commercial Employment | RC - Regional Commercial | RE - Regional Employment | RT - Research/Technology | LI-1 - Light Industrial-1 | LI-2 - Light Industrial-2 | NBD - Neighborhood Business Design |
| Live-in Management STR (Single Room)                          | Primary Res.         | 56                        | 56                   | 56         | 56                    | 56                       | 56                    | 56                                | 56                        | 56                         | 56                       | 56                       | 56                       | 56                        | 56                        | 56                                 |
| Live-in Management STR (Multiple Rooms) Bed and Breakfast Inn | Primary Res. Service | 56                        | 56                   | 56         | 56                    | 56                       | 56                    | P 56                              | 56                        | 56                         | 20 56                    | 20 56                    | 20 56                    | 56                        | 56                        | P 56                               |
| Off-site Management STR                                       | Primary Res.         | 56                        | 56                   | 56         | 56                    | 56                       | 56                    | 56                                | 56                        | 56                         | 20 56                    | 20 56                    | 20 56                    | 56                        | 56                        | 56                                 |

Z1

Z2

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

| Number    | End Note   |
|-----------|--|
| 20        | Permitted when the building is a minimum of 200 feet from the nearest residential district boundary. |
| <u>56</u> | <u>See Sec 15.2300.</u>  |

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

**Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.**

**~~.4 Interim Prohibition on Short-Term Rental of Dwelling Units~~**

- ~~A. The purpose of this interim provision is to prohibit the establishment of new short term rentals of dwelling units while the City conducts public outreach, collects data, and analyzes information to determine permanent recommendations, due to community concerns about health and safety.~~
- ~~B. A Short-term Rental (STR) means any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of short-term rental does not include Temporary Accessory Housing Shelter and Bed and Breakfast Inn.~~
- ~~C. Subject to Article 7 on Nonconformity, short term rentals are prohibited in dwelling units. For purposes of this subsection only, nonconforming uses include those with investment backed expectations as of May 15, 2023.~~
- ~~D. This subsection, 14.500.4, expires in its entirety on May 15, 2024.~~

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1 All Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2 All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3 Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A. Independent Living Facility
  - B. Live-Work (Business Loft)
  - C. Mid-Rise Residential
  - D. Multifamily Residence
  - E. Single-Family Residence (Attached)
  - F. Single-Family Residence (Detached)
  - G. Studio Residence

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**H. Two-Family Residence****I. Two-Family Residence (Attached)****.4 Live-in Management STR (Single Room)****A. Live-in Management STR (Single Room) uses are permitted in a dwelling unit in:**

- i. A Heritage Resource Overlay District (“H” or “HD”).**
- ii. Any nonresidential zoning district except O-1.**
- iii. Multifamily Residences, consistent with Section 15.2300.7, or**
- iv. Elsewhere, when at least 600 feet away from another Short-term Rental, as measured in a straight line from property line to property line. Additional Live-in Management STR (Single Room) uses may be permitted with approval of a specific use permit, consistent with Section 15.2300.8.**

**.5 Live-in Management STR (Multiple Rooms)****A. Live-in Management STR (Multiple Rooms) uses are permitted in a dwelling unit in:**

- i. A Heritage Resource Overlay District (“H” or “HD”).**
- ii. Any nonresidential zoning district except O-1.**
- iii. Multifamily Residences, consistent with Section 15.2300.7, or**
- iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.8.**

**.6 Off-site Management STR****A. An Off-site Management STR may not provide rentals of less than two nights.****B. Off-site Management STR uses are permitted in a dwelling unit in:**

- i. Any nonresidential zoning district except O-1, or**
- ii. Multifamily Residences, consistent with Section 15.2300.7.**

**.7 Multifamily Residence properties:**

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.8.

**.8 Specific Use Permits for Short-term Rentals****A. Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:**

- i. Locations of other STRs,**

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

- ii. Maximum number of occupants.
  - iii. Minimum nights per rental.
  - iv. Maximum number of rental nights per year, or
  - v. Parking standards and other site design considerations.
- .9 A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.
- .10 Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

**Parking Space Schedule for Nonresidential Uses**

| <b>Zoning Districts or Uses</b> | <b>Minimum Required Off-Street Parking or Spaces for Nonresidential Uses</b>                                  |
|---------------------------------|---|
| Bed and Breakfast Inn           | <del>One space for owner/operator and one for each guest bedroom (No maximum number of parking spaces.)</del> |

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~striketrough~~ text.

**Short-term Rental Task Force Recommendations for  
Regulations That Affect Land Use and Zoning**

| RECOMMENDATION  | NUMBER |
|---|--------|
| Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.   | Z1     |
| STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.   | Z2     |
| Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.   | Z3     |
| A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.<br><br><u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.   | Z4     |
| City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.   | Z5     |
| Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners.<br><i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i><br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year. | Z6     |
| Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.   | Z7     |
| Address onsite parking requirements as part of a larger analysis of street parking issues citywide.<br><br><u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.  | Z8     |
| It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.   | Z9     |

**Zoning Case 2024-008 Draft Standards – Option 3**

Additions are indicated in underlined text; deletions are indicated in ~~striketrough~~ text.

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement.  
See the key and recommendations on the last page.

To see the differences between the three options,  
see the highlights on the non-striketrough-underlined copies.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, ~~political, religious,~~ or social purposes.

**~~Bed and Breakfast Inn~~**

~~An owner (or operator) occupied residence with up to 5 bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services.~~

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three 3 or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

**Live-in Management STR**

A Short-term Rental with Live-in Management and one or more rooms available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR.



**Zoning Case 2024-008 Draft Standards – Option 3**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units, and home occupations, ~~and bed and breakfast inns,~~ nonresidential uses are not permitted within that property.

Z1

Z9

**Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:**

| RESIDENTIAL ZONING DISTRICTS                                  |                             |                  |                         |                                    |                                  |                                  |                                  |                        |                 |                               |                          |                          |                      |                      |                      |                  |                                    |
|---|-----------------------------|------------------|-------------------------|------------------------------------|----------------------------------|----------------------------------|----------------------------------|------------------------|-----------------|-------------------------------|--------------------------|--------------------------|----------------------|----------------------|----------------------|------------------|------------------------------------|
| Use Type  | Use Category                | A - Agricultural | ED - Estate Development | SF-20 - Single-Family Residence-20 | SF-9 - Single-Family Residence-9 | SF-7 - Single-Family Residence-7 | SF-6 - Single-Family Residence-6 | UR - Urban Residential | PH - Patio Home | SF-A - Single-Family Attached | 2F - Two-Family (Duplex) | GR - General Residential | MF-1 - Multifamily-1 | MF-2 - Multifamily-2 | MF-3 - Multifamily-3 | MH - Mobile Home | RCD - Residential Community Design |
| <u>Live-in Management STR</u><br><u>Bed and Breakfast Inn</u> | <u>Primary Res. Service</u> | <u>56</u>        | <u>56</u>               | <u>56</u>                          | <u>56</u>                        | <u>56</u>                        | <u>56</u>                        | <u>56</u>              | <u>56</u>       | <u>56</u>                     | <u>56</u>                | <u>56</u>                | <u>56</u>            | <u>56</u>            | <u>56</u>            | <u>56</u>        | <u>56</u>                          |
| <u>Off-site Management STR</u>                                | <u>Primary Res.</u>         | <u>56</u>        | <u>56</u>               | <u>56</u>                          | <u>56</u>                        | <u>56</u>                        | <u>56</u>                        | <u>56</u>              | <u>56</u>       | <u>56</u>                     | <u>56</u>                | <u>56</u>                | <u>56</u>            | <u>56</u>            | <u>56</u>            | <u>56</u>        | <u>56</u>                          |

**Zoning Case 2024-008 Draft Standards – Option 3**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

Z2

Z9

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

| NONRESIDENTIAL ZONING DISTRICTS                               |                             |                           |                      |            |                       |                          |                       |                                   |                           |                            |                          |                          |                          |                           |                           |                                    |
|---|-----------------------------|---------------------------|----------------------|------------|-----------------------|--------------------------|-----------------------|-----------------------------------|---------------------------|----------------------------|--------------------------|--------------------------|--------------------------|---------------------------|---------------------------|------------------------------------|
| Use Type  | Use Category                | O-1 - Neighborhood Office | O-2 - General Office | R - Retail | LC - Light Commercial | CC - Corridor Commercial | UMU - Urban Mixed-Use | BG - Downtown Business/Government | CB-1 - Central Business-1 | CE - Commercial Employment | RC - Regional Commercial | RE - Regional Employment | RT - Research/Technology | LI-1 - Light Industrial-1 | LI-2 - Light Industrial-2 | NBD - Neighborhood Business Design |
| <u>Live-in Management STR</u><br><u>Bed and Breakfast Inn</u> | <u>Primary Res. Service</u> | <u>56</u>                 | <u>56</u>            | <u>56</u>  | <u>56</u>             | <u>56</u>                | <u>56</u>             | <u>P</u><br><u>56</u>             | <u>56</u>                 | <u>56</u>                  | <u>20</u><br><u>56</u>   | <u>20</u><br><u>56</u>   | <u>20</u><br><u>56</u>   | <u>56</u>                 | <u>56</u>                 | <u>P</u><br><u>56</u>              |
| <u>Off-site Management STR</u>                                | <u>Primary Res.</u>         | <u>56</u>                 | <u>56</u>            | <u>56</u>  | <u>56</u>             | <u>56</u>                | <u>56</u>             | <u>56</u>                         | <u>56</u>                 | <u>56</u>                  | <u>20</u><br><u>56</u>   | <u>20</u><br><u>56</u>   | <u>20</u><br><u>56</u>   | <u>56</u>                 | <u>56</u>                 | <u>56</u>                          |

Z1

Z2

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

| Number    | End Note   |
|-----------|--|
| 20        | Permitted when the building is a minimum of 200 feet from the nearest residential district boundary. |
| <u>56</u> | <u>See Sec 15.2300.</u>  |

**Zoning Case 2024-008 Draft Standards – Option 3**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

**Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.**

**~~.4 Interim Prohibition on Short-Term Rental of Dwelling Units~~**

- ~~A. The purpose of this interim provision is to prohibit the establishment of new short term rentals of dwelling units while the City conducts public outreach, collects data, and analyzes information to determine permanent recommendations, due to community concerns about health and safety.~~
- ~~B. A Short-term Rental (STR) means any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of short-term rental does not include Temporary Accessory Housing Shelter and Bed and Breakfast Inn.~~
- ~~C. Subject to Article 7 on Nonconformity, short term rentals are prohibited in dwelling units. For purposes of this subsection only, nonconforming uses include those with investment backed expectations as of May 15, 2023.~~
- ~~D. This subsection, 14.500.4, expires in its entirety on May 15, 2024.~~

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1** All Live-in Management STR and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2** All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3** Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A.** Independent Living Facility
  - B.** Live-Work (Business Loft)
  - C.** Mid-Rise Residential
  - D.** Multifamily Residence
  - E.** Single-Family Residence (Attached)
  - F.** Single-Family Residence (Detached)
  - G.** Studio Residence

**Zoning Case 2024-008 Draft Standards – Option 3**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**H.** Two-Family Residence

**I.** Two-Family Residence (Attached)

**.4** Live-in Management STR

**A.** Live-in Management STR uses are permitted in a dwelling unit in:

- i. A Heritage Resource Overlay District (“H” or “HD”),
- ii. Any nonresidential zoning district except O-1,
- iii. Multifamily Residences, consistent with Section 15.2300.6, or
- iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.7.

**.5** Off-site Management STR

**A.** An Off-site Management STR may not provide rentals of less than two nights.

**B.** Off-site Management STR uses are permitted in a dwelling unit in:

- i. Any nonresidential zoning district except O-1, or
- ii. Multifamily Residences, consistent with Section 15.2300.6.

**.6** Multifamily Residence properties:

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.7.

**.7** Specific Use Permits for Short-term Rentals

**A.** Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:

- i. Locations of other STRs,
- ii. Maximum number of occupants,
- iii. Minimum nights per rental,
- iv. Maximum number of rental nights per year, or
- v. Parking standards and other site design considerations.

**.8** A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.

**.9** Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

**Zoning Case 2024-008 Draft Standards – Option 3**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

**Parking Space Schedule for Nonresidential Uses**

| <b>Zoning Districts or Uses</b> | <b>Minimum Required Off-Street Parking or Spaces for Nonresidential Uses</b>                                  |
|---------------------------------|---|
| Bed and Breakfast Inn           | <del>One space for owner/operator and one for each guest bedroom (No maximum number of parking spaces.)</del> |

**Zoning Case 2024-008 Draft Standards – Option 3**




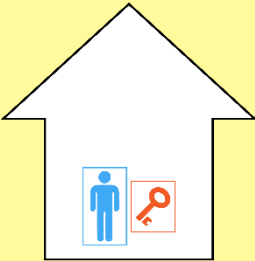
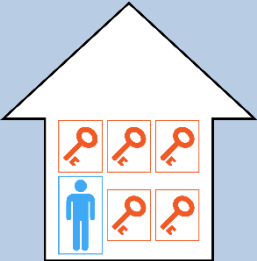
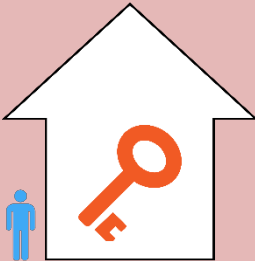
Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**Short-term Rental Task Force Recommendations for  
Regulations That Affect Land Use and Zoning**

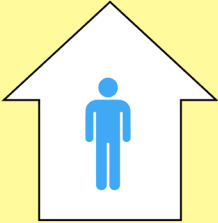

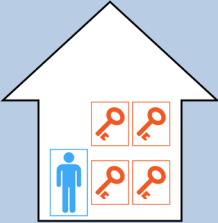

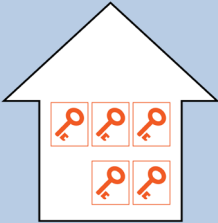








| RECOMMENDATION   | NUMBER |
|--|--------|
| Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.  | Z1     |
| STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.  | Z2     |
| Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.   | Z3     |
| A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.<br><br><u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.  | Z4     |
| City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.  | Z5     |
| Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners.<br><i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i><br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year. | Z6     |
| Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.<br><br><u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.   | Z7     |
| Address onsite parking requirements as part of a larger analysis of street parking issues citywide.<br><br><u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.   | Z8     |
| It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.  | Z9     |

Attachment B

Matrix of Proposed Land Uses and Location Allowances

| Short-term Residential Rentals  |   |  |  | Long-term Residential Rentals                       |   | Commercial Rentals         |
|---|---|--|--|---|---|----------------------------|
|   | Live-in Management STR (Single Room)  | Live-in Management STR (Multiple Rooms)  | Off-site Management STR  | Standard Rental Unit (Single-family or Multifamily) | Boarding/ Rooming House (Single-Room Occupancy) | Hotel/Motel                |
| <br>Host<br><br>Full unit available<br><br>Individual room available |  |   |   |   |   |                            |
| STR Registration Required?  | Yes   | Yes  | Yes  | No  |   |                            |
| Building Design   | Residence   | Residence  | Residence  | Residence   |   | Service                    |
| Management  | Live-in   | Live-in  | Off-site   | Live-in or off-site                                 |   |                            |
| Length of Stay (days)   | 1-29  | 1-29   | 2-29   | 30 or more  |   | 1 or more                  |
| Rooms or Full Unit Available?   | 1 individual room   | Individual room(s)   | Full unit  | 1-2 individual rooms, or full unit                  | 3 or more individual rooms                      | 4 or more individual rooms |
| Allowed   | Option 1  | Permitted in any residence with limit of 2 adults (plus minor children): <ul style="list-style-type: none"><li>Citywide</li></ul>  | Permitted in any residence in: <ul style="list-style-type: none"><li>Most nonresidential zoning districts,</li><li>Heritage properties, or</li><li>Some multifamily</li></ul> In all other residences, permitted by SUP. | Where permitted by zoning                           |   |                            |
|   | Option 2  | Permitted in any residence with limit of 2 adults (plus minor children) in: <ul style="list-style-type: none"><li>Most nonresidential zoning districts,</li><li>Heritage properties,</li><li>Some multifamily, or</li><li>Elsewhere, when 600+ feet from another STR of any type.</li></ul> In all other residences, permitted by SUP. |  |   |   |                            |
|   | Option 3  | Permitted in any residence in: <ul style="list-style-type: none"><li>Most nonresidential zoning districts,</li><li>Heritage properties, or</li><li>Some multifamily.</li></ul> In all other residences, permitted by SUP.  |  |   |   |                            |

## Backyard Cottages and Proposed Short-term Rental Types

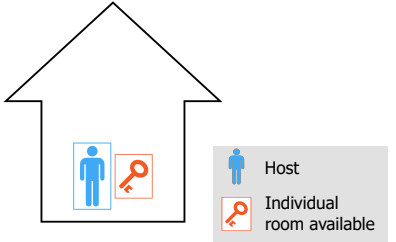
| Who stays in the Main Home?   | Who stays in the Backyard Cottage?   | Short-term Rental Type   |
|---|--|--|
|  <p>Host lives in Main Home</p>  |  <p>Backyard Cottage has only one room and is rented as an STR</p>      | <b>Live-in Management STR (Single Room)</b>  |
|  <p>Host lives in Main Home and rents one or more rooms as STRs in Main Home</p> |  <p>Backyard Cottage is also rented as an STR</p>                       | <b>Live-in Management STR (Multiple Rooms)</b>   |
|  <p>One or more rooms are rented in Main Home as STRs</p>                       |  <p>Host lives in Backyard Cottage</p>                                |  |
|  <p>Main Home is rented as an STR (Host lives off-site)</p>                    |  <p>Backyard Cottage is included with the rental of the Main Home</p> | <b>Off-site Management STR</b>   |
|  <p>Main Home is rented as an STR (Host lives off-site)</p>                    |  <p>Backyard Cottage is rented as an STR (Host lives off-site)</p>    | <b>Not Permitted (Two separate Off-site Management STRs)</b><br>Both Main Home and Backyard Cottage are not permitted to be rented as STRs |
|  <p>Host</p>   |  <p>Full Unit Available</p>   |  <p>Individual Room Available</p>                     |





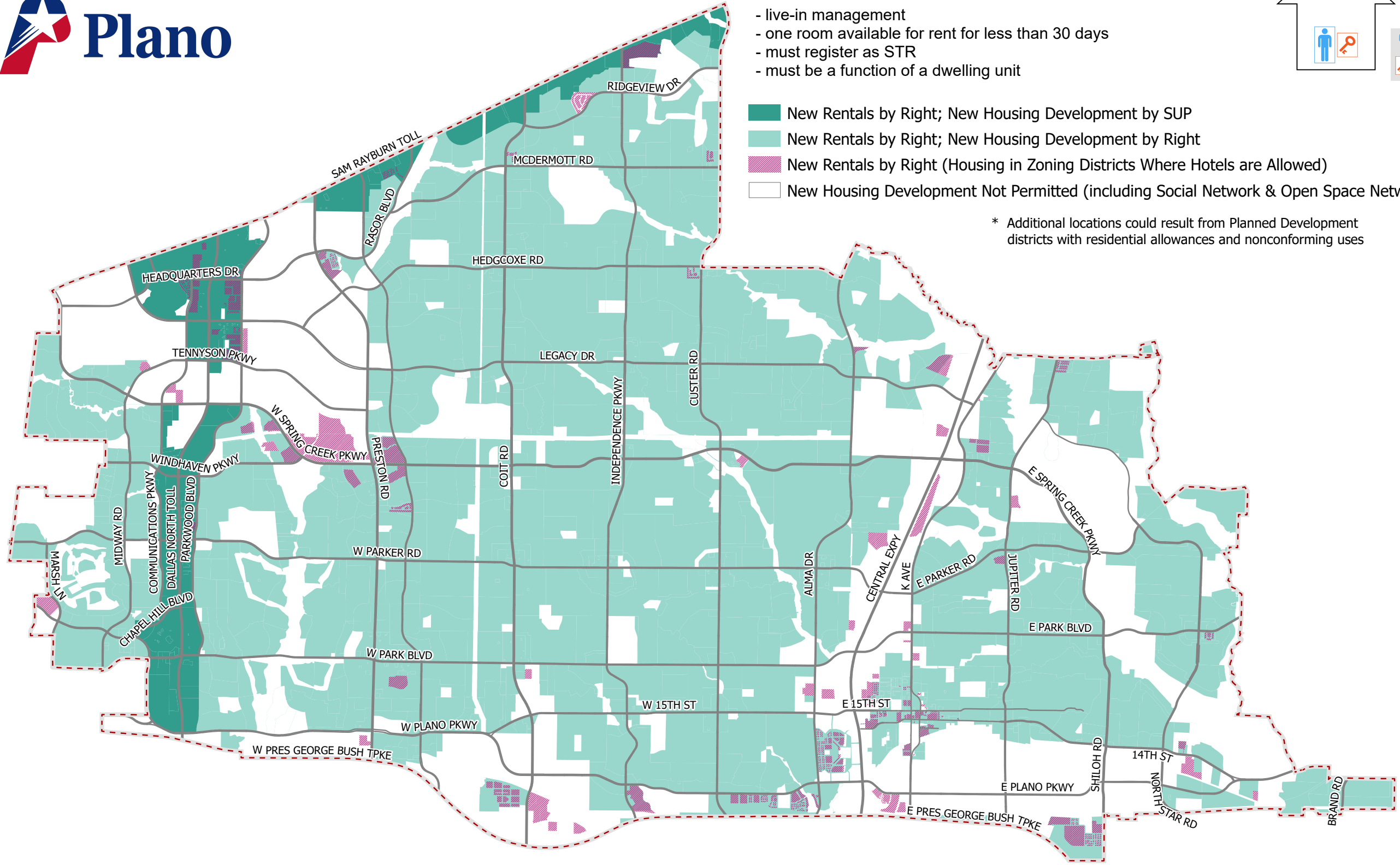
**Option 1**  
**Live-in Management STR (Single Room) Map\***

- live-in management
- one room available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



0 1/2 1 2 Miles

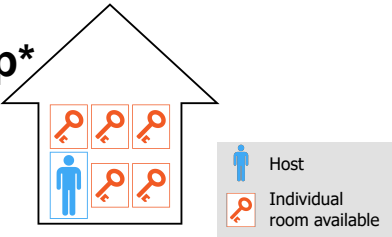
**Categories are Tentative and Subject to Change**





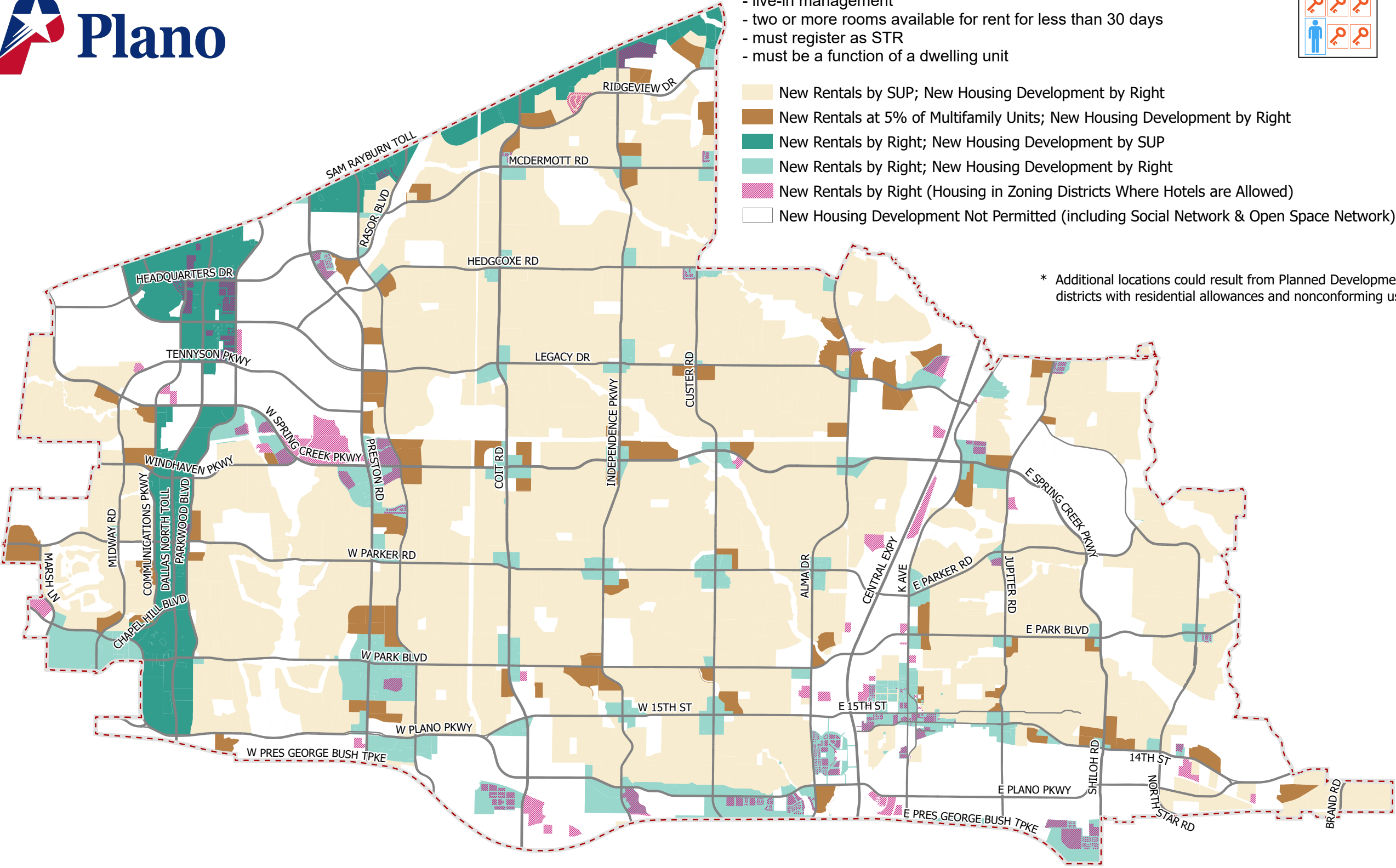
**Options 1 & 2**  
**Live-in Management STR (Multiple Rooms) Map\***

- live-in management
- two or more rooms available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals by SUP; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



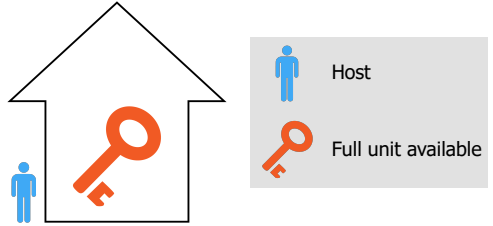
**Categories are Tentative and Subject to Change**





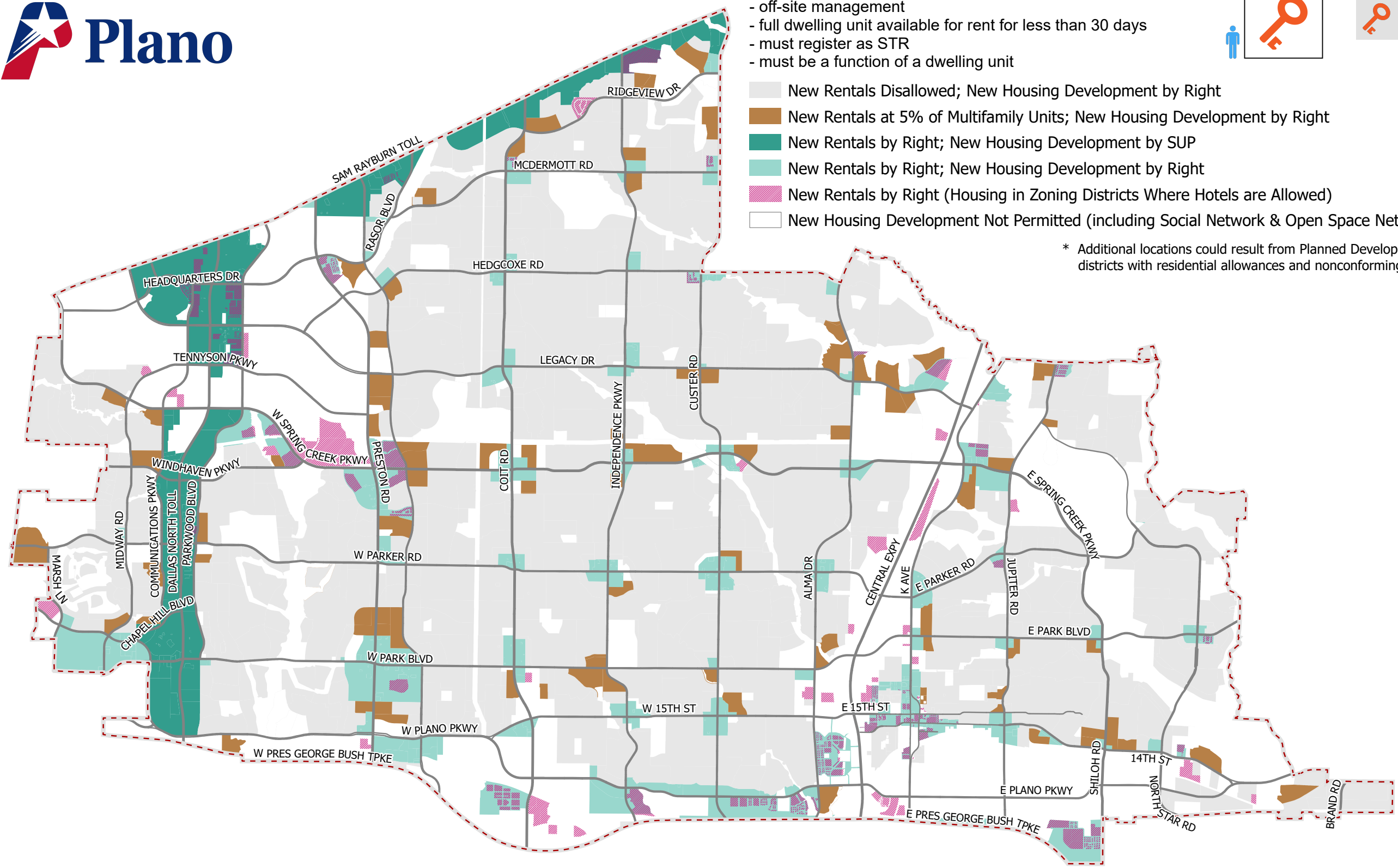
### Options 1, 2 & 3 Off-site Management STR Map\*

- off-site management
- full dwelling unit available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals Disallowed; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**







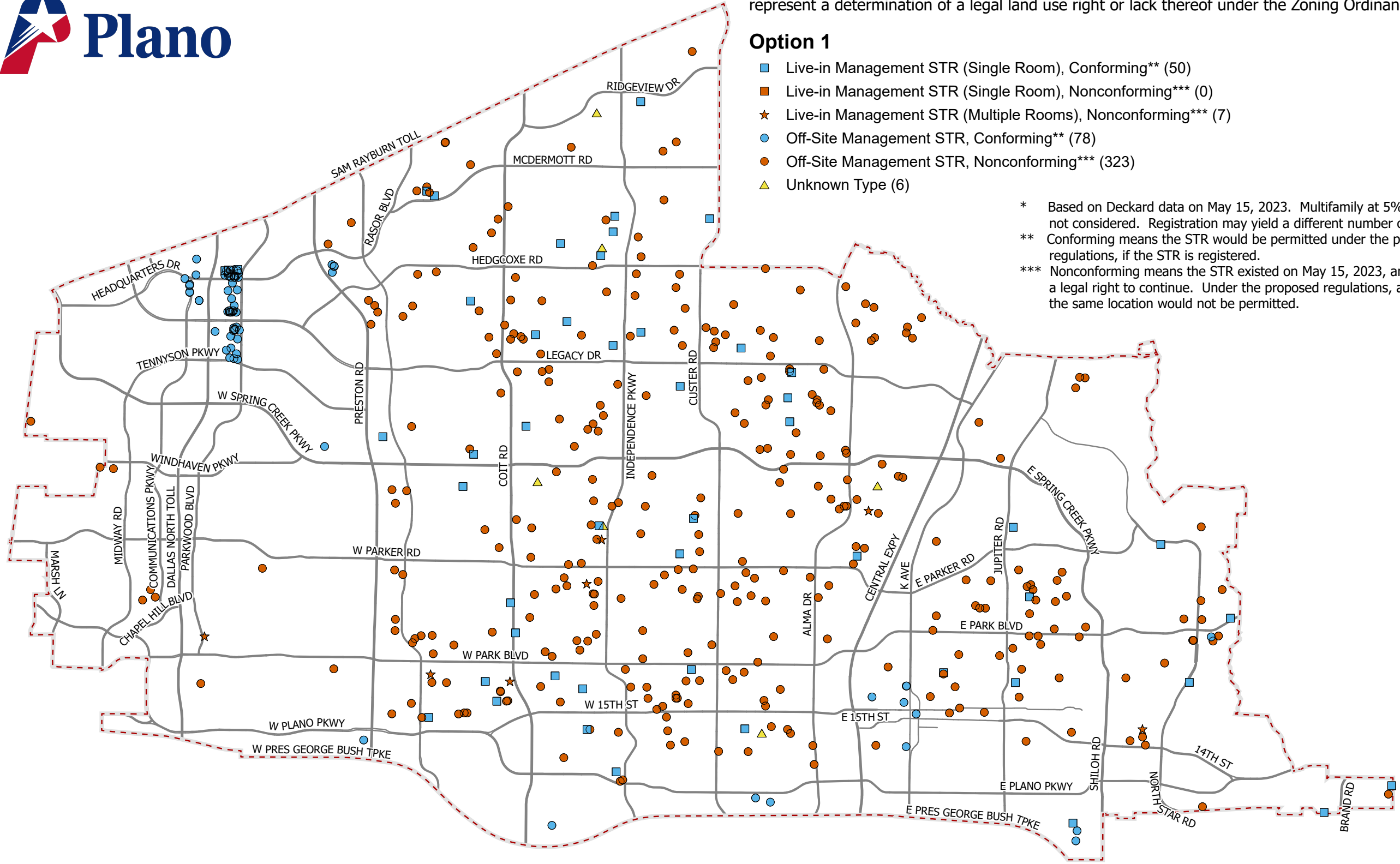
**Existing Short-term Rentals by Use Type and Conformity Status\***

The determination of conformity status is an assumption based on Deckard data and does not represent a determination of a legal land use right or lack thereof under the Zoning Ordinance.

**Option 1**

- Live-in Management STR (Single Room), Conforming\*\* (50)
- Live-in Management STR (Single Room), Nonconforming\*\*\* (0)
- ★ Live-in Management STR (Multiple Rooms), Nonconforming\*\*\* (7)
- Off-Site Management STR, Conforming\*\* (78)
- Off-Site Management STR, Nonconforming\*\*\* (323)
- ▲ Unknown Type (6)

\* Based on Deckard data on May 15, 2023. Multifamily at 5% of units are not considered. Registration may yield a different number of STRs.  
\*\* Conforming means the STR would be permitted under the proposed regulations, if the STR is registered.  
\*\*\* Nonconforming means the STR existed on May 15, 2023, and may have a legal right to continue. Under the proposed regulations, a new use in the same location would not be permitted.



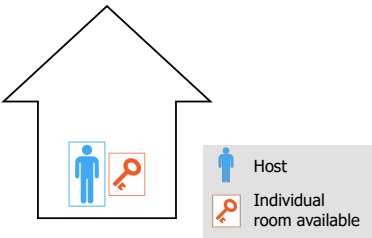
**Categories are Tentative and Subject to Change**





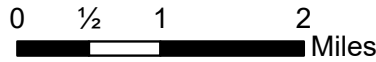
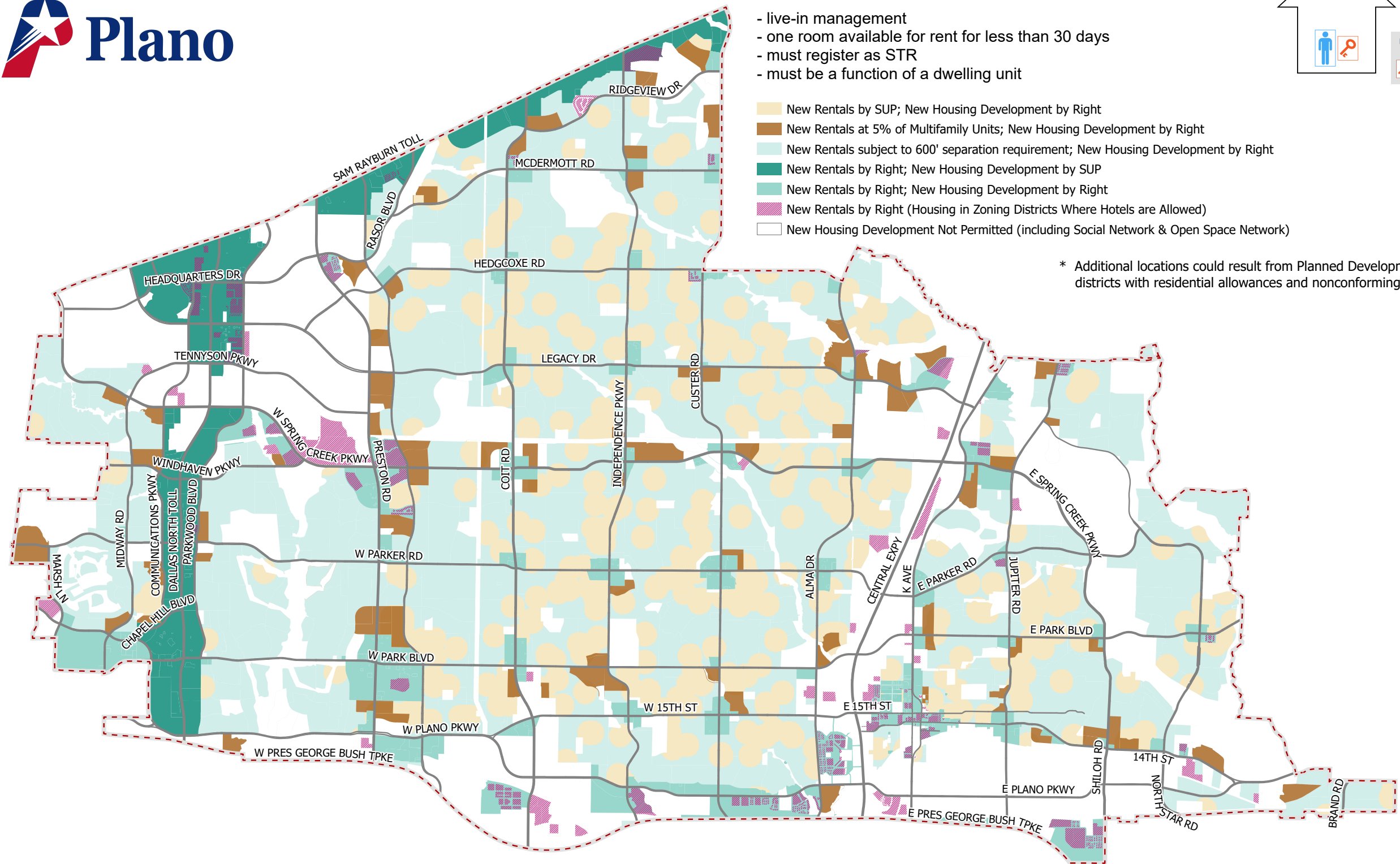
**Option 2  
Live-in Management STR (Single Room) Map\***

- live-in management
- one room available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals by SUP; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals subject to 600' separation requirement; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



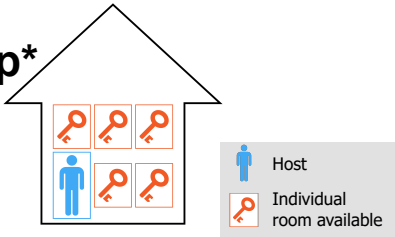
**Categories are Tentative and Subject to Change**





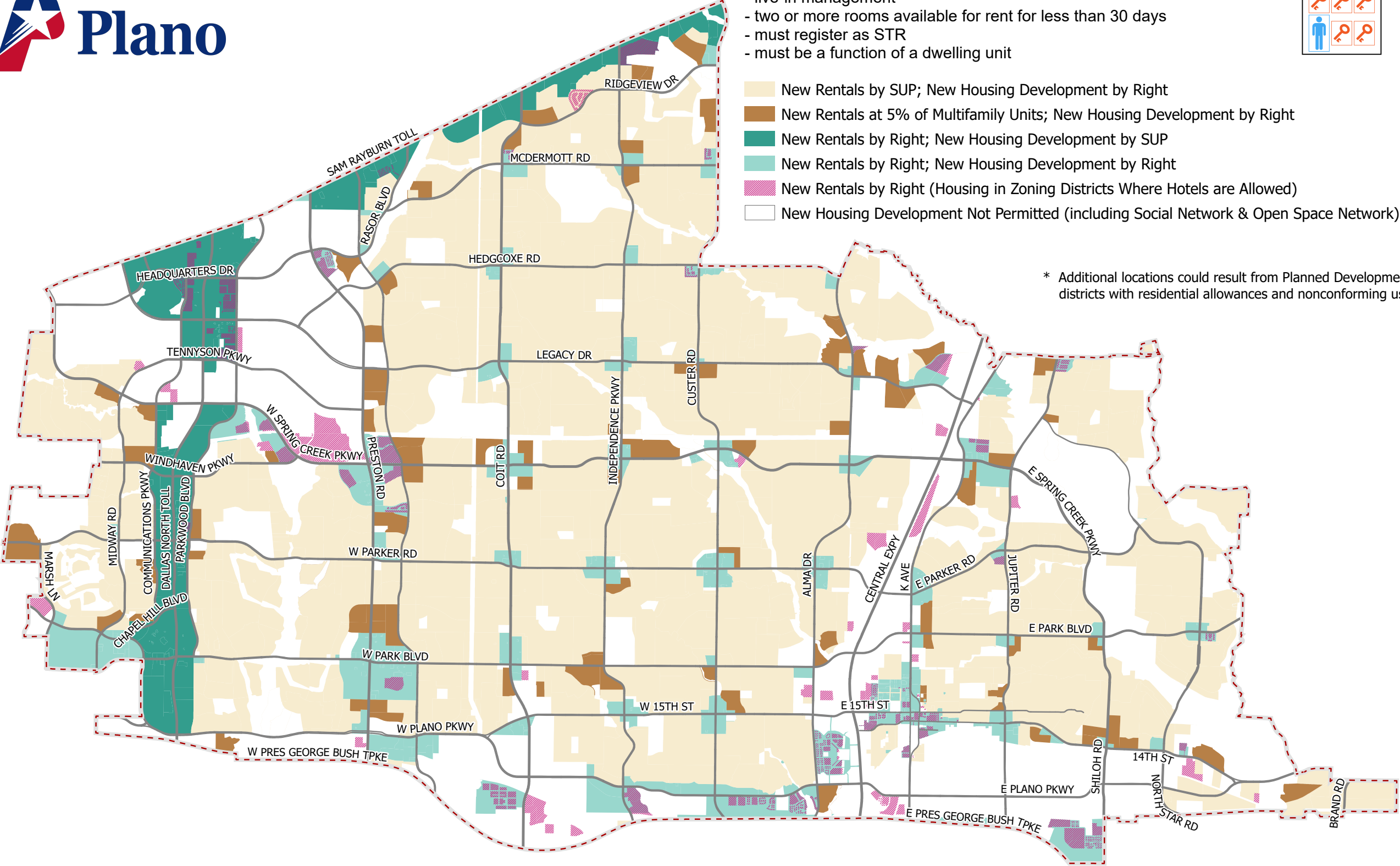
**Options 1 & 2**  
**Live-in Management STR (Multiple Rooms) Map\***

- live-in management
- two or more rooms available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals by SUP; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**

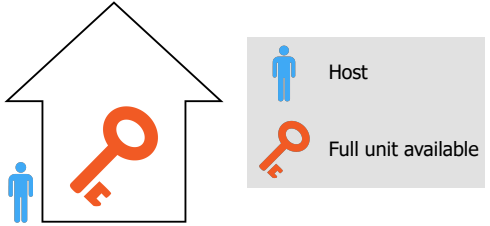






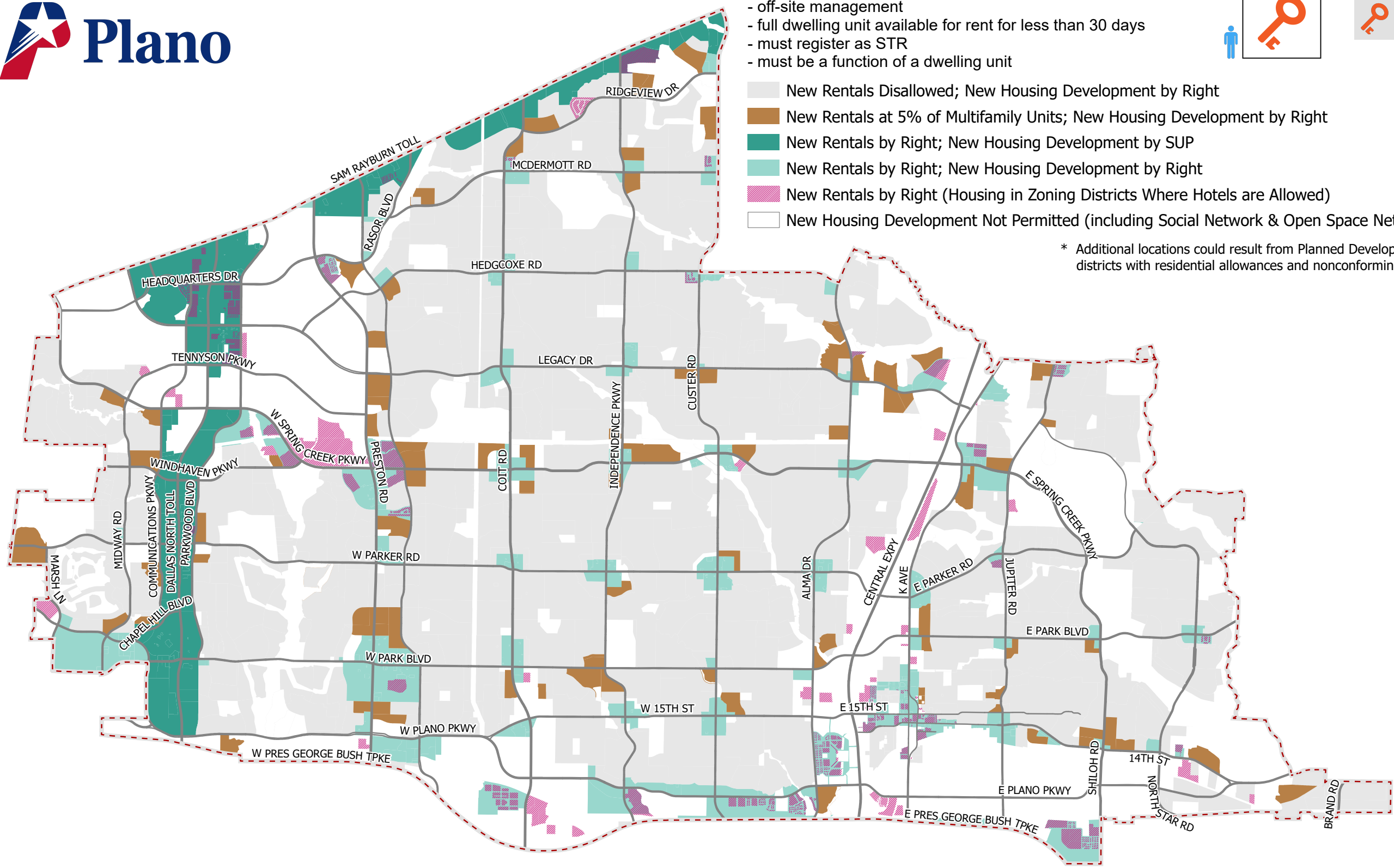
# Options 1, 2 & 3 Off-site Management STR Map\*

- off-site management
- full dwelling unit available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals Disallowed; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**





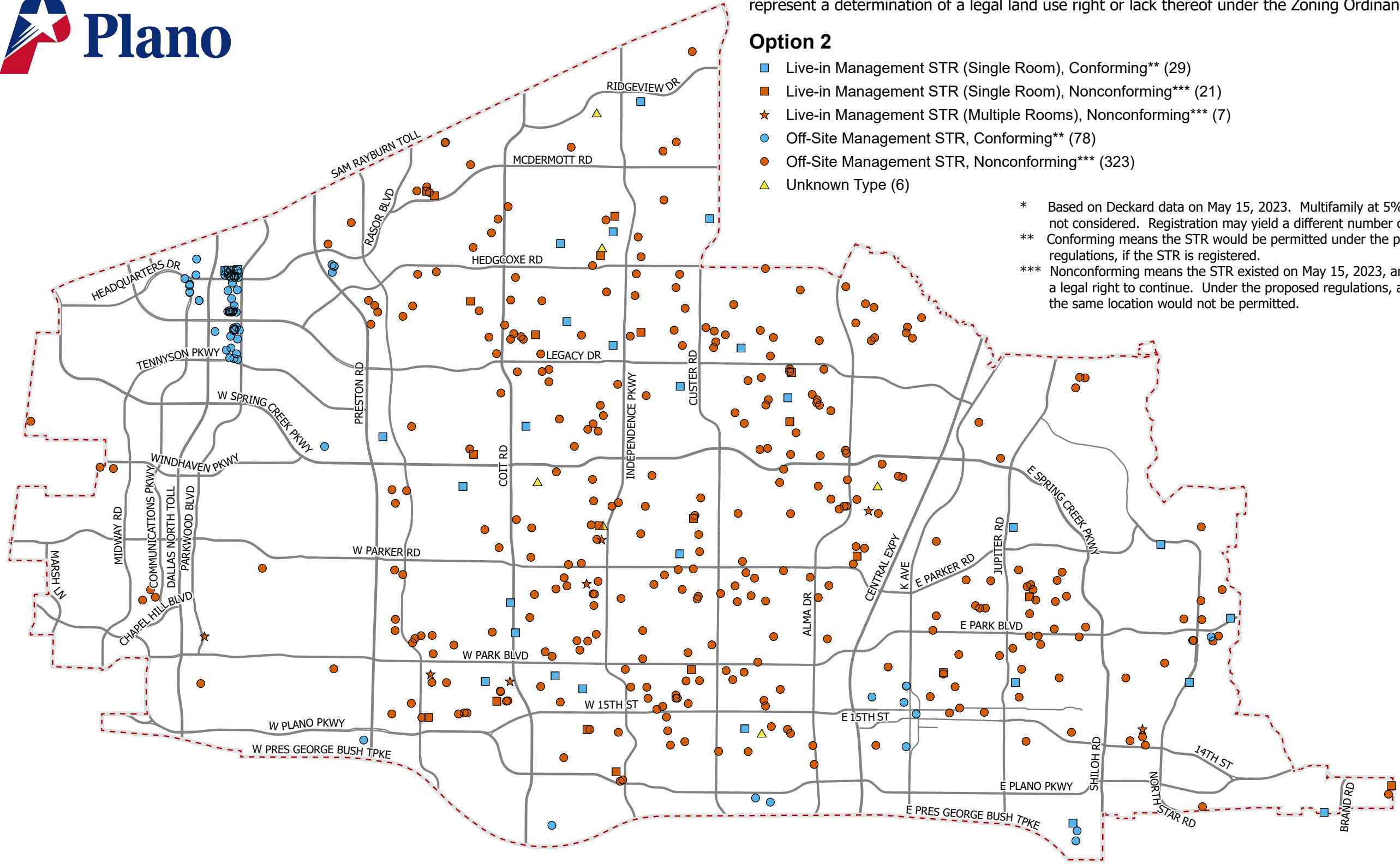
**Existing Short-term Rentals by Use Type and Conformity Status\***

The determination of conformity status is an assumption based on Deckard data and does not represent a determination of a legal land use right or lack thereof under the Zoning Ordinance.

**Option 2**

- Live-in Management STR (Single Room), Conforming\*\* (29)
- Live-in Management STR (Single Room), Nonconforming\*\*\* (21)
- ★ Live-in Management STR (Multiple Rooms), Nonconforming\*\*\* (7)
- Off-Site Management STR, Conforming\*\* (78)
- Off-Site Management STR, Nonconforming\*\*\* (323)
- ▲ Unknown Type (6)

\* Based on Deckard data on May 15, 2023. Multifamily at 5% of units are not considered. Registration may yield a different number of STRs.  
\*\* Conforming means the STR would be permitted under the proposed regulations, if the STR is registered.  
\*\*\* Nonconforming means the STR existed on May 15, 2023, and may have a legal right to continue. Under the proposed regulations, a new use in the same location would not be permitted.



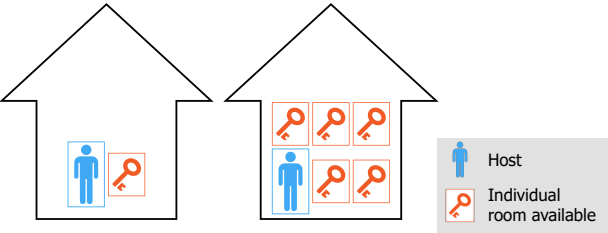
**Categories are Tentative and Subject to Change**





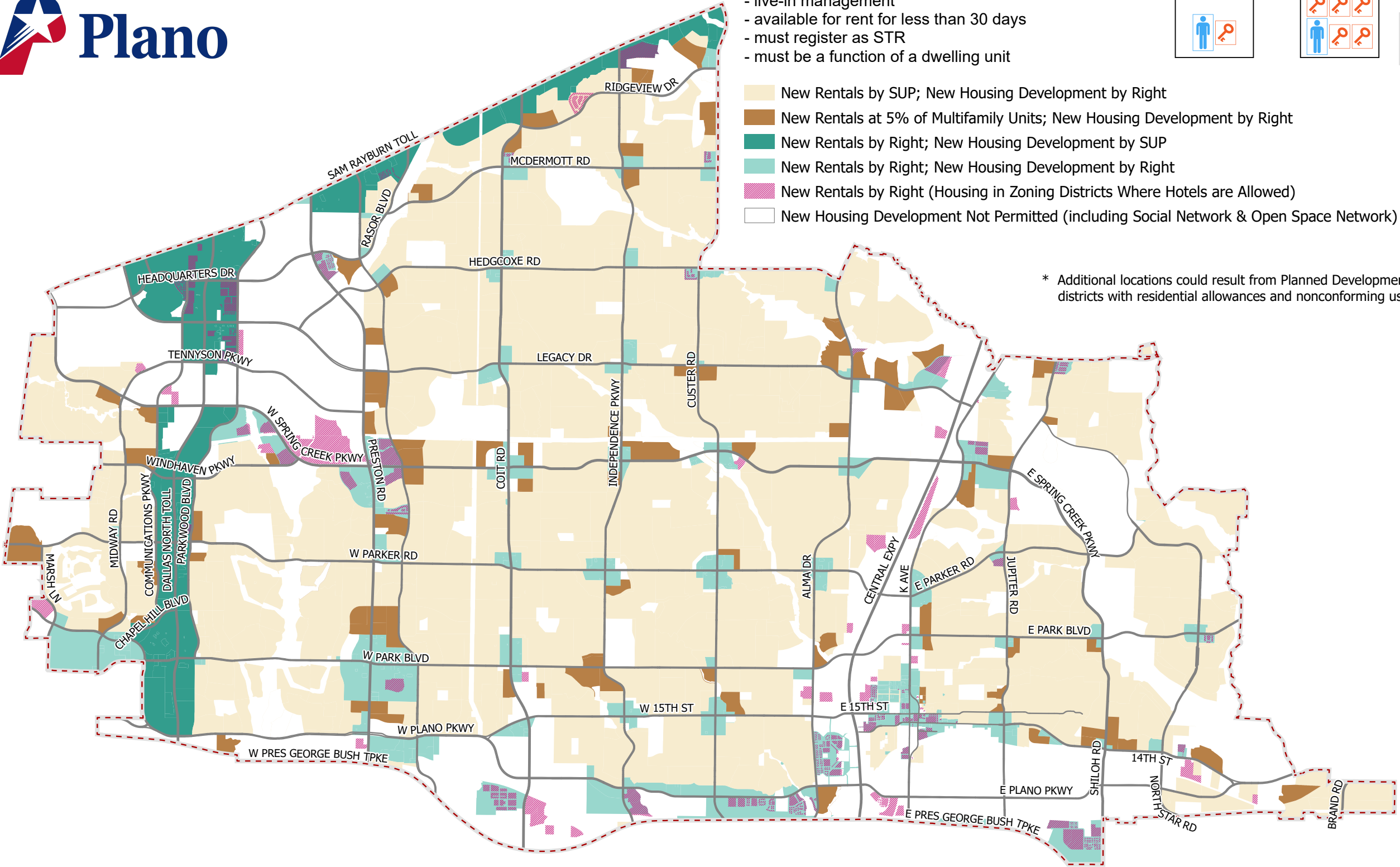
**Option 3  
Live-in Management STR Map\***

- live-in management
- available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals by SUP; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**

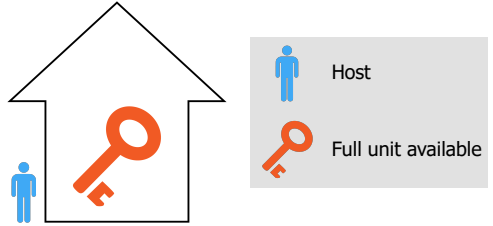


Date: 3/29/2024



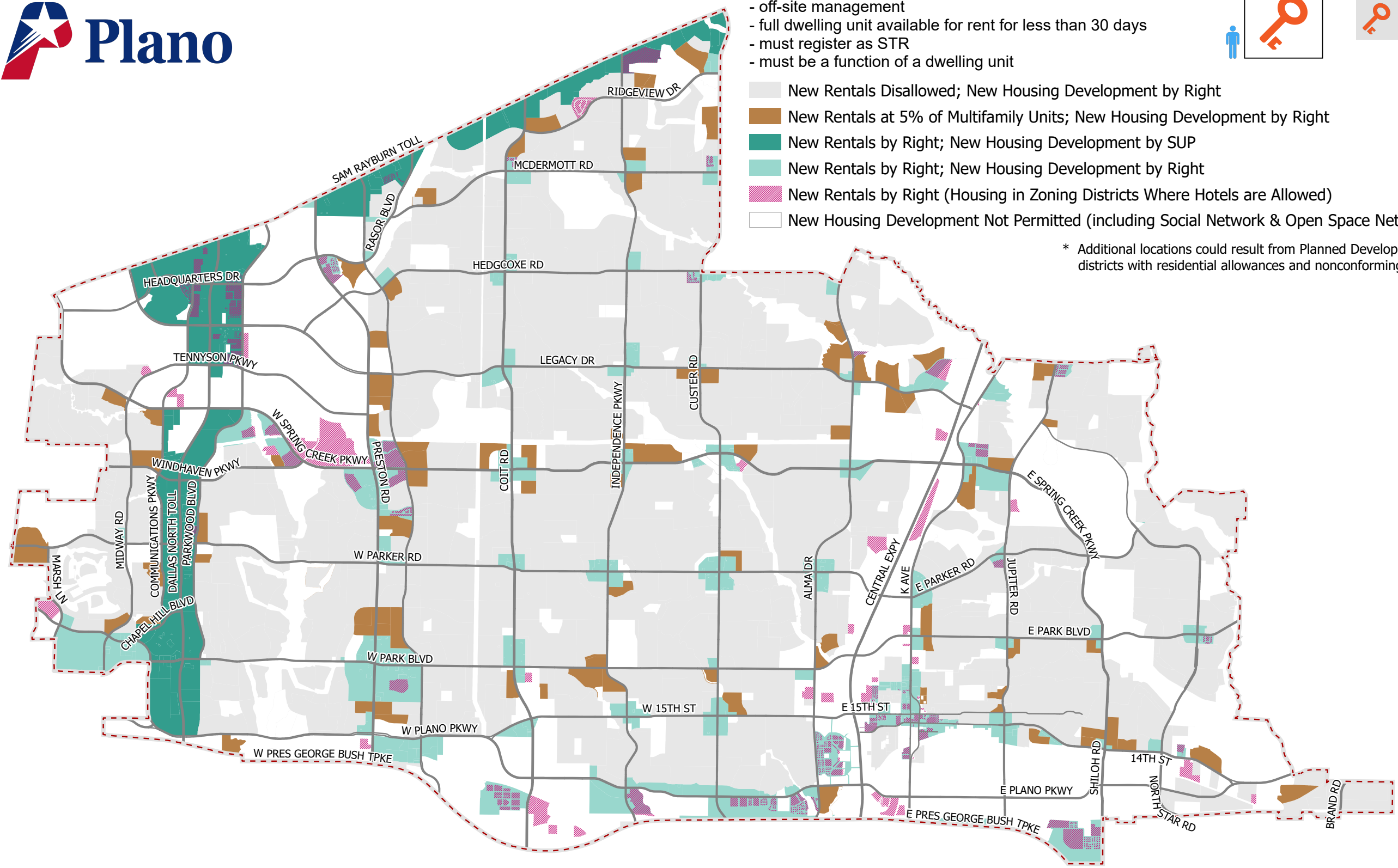
**Options 1, 2 & 3  
Off-site Management STR Map\***

- off-site management
- full dwelling unit available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals Disallowed; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**





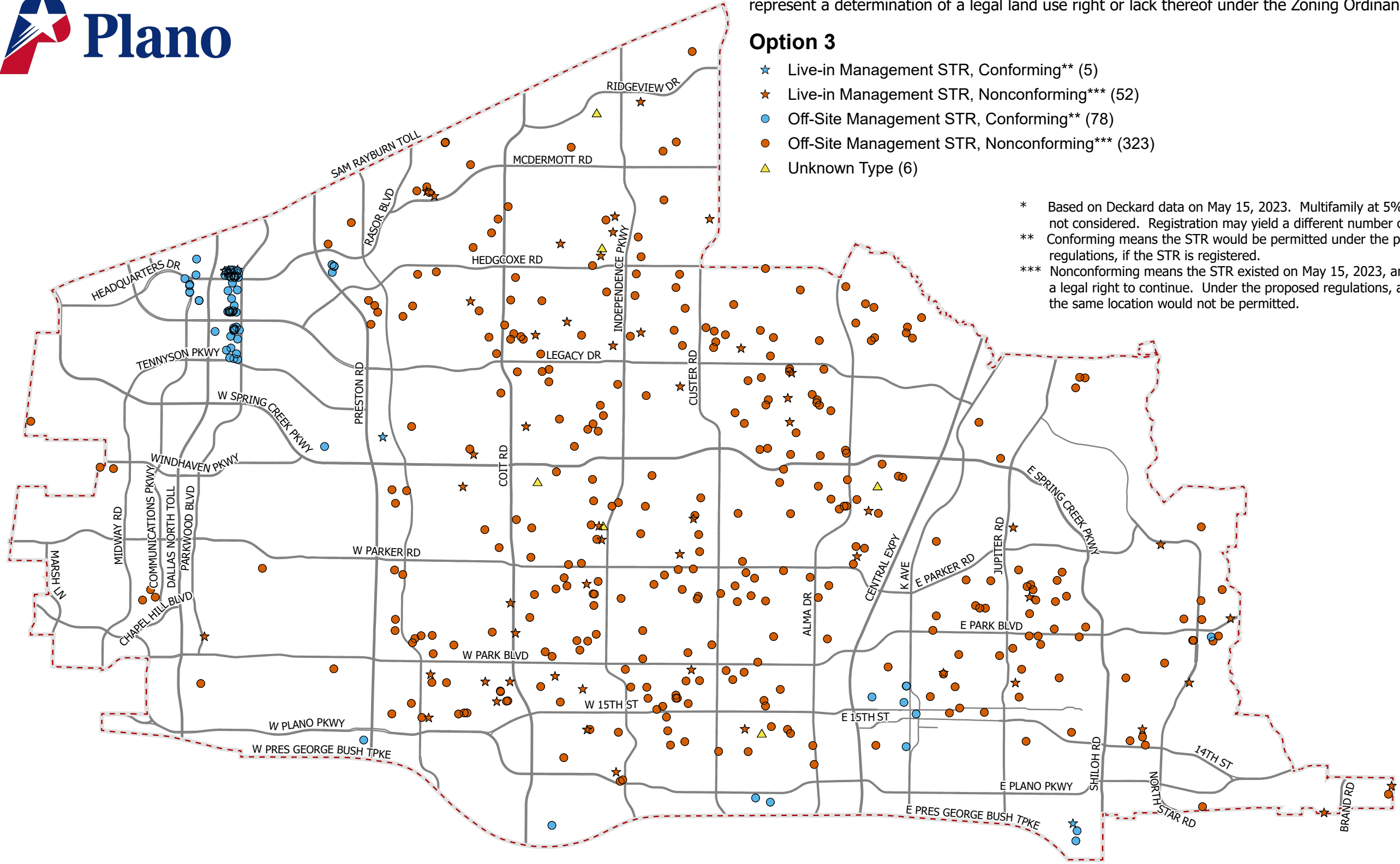
**Existing Short-term Rentals by Use Type and Conformity Status\***

The determination of conformity status is an assumption based on Deckard data and does not represent a determination of a legal land use right or lack thereof under the Zoning Ordinance.

**Option 3**

- ★ Live-in Management STR, Conforming\*\* (5)
- ★ Live-in Management STR, Nonconforming\*\*\* (52)
- Off-Site Management STR, Conforming\*\* (78)
- Off-Site Management STR, Nonconforming\*\*\* (323)
- ▲ Unknown Type (6)

\* Based on Deckard data on May 15, 2023. Multifamily at 5% of units are not considered. Registration may yield a different number of STRs.  
\*\* Conforming means the STR would be permitted under the proposed regulations, if the STR is registered.  
\*\*\* Nonconforming means the STR existed on May 15, 2023, and may have a legal right to continue. Under the proposed regulations, a new use in the same location would not be permitted.




**Categories are Tentative and Subject to Change**

Zoning Case Responses will be updated and sent to City Council the day of the public hearing per the standard zoning case process.

**Date:** April 15, 2024

**To:** City Council

**From:** Christina D. Day, AICP, Director of Planning 

**Subject:** Ordinance to Allow Tabling of Item

Due to the timing of the next City Council meeting on May 13, 2024, the interim ban will expire prior to any ordinance changes going into effect, if passed on May 13. Zoning ordinance amendments require publication in the newspaper after passage to go into effect, and publication is typically one week after the hearing. The timing limits City Council's options at the meeting of April 22, 2024, in that tabling the item entirely to any future meeting date would allow the ban to expire for a short time while no other ordinance changes had been made.

To allow the City Council the option of tabling Zoning Case 2024-008 in part, we have attached an ordinance that would extend the ban for one month, to June 15, 2024. This ordinance requires the City Council to take action on a portion of the zoning case and table the remainder of the case. The extension allows City Council to table consideration of other ordinance amendments to either the May 13 or May 28 meeting. City Council may elect to change the date if an alternative timeline is desired.

Attachment: Ordinance to Extend Interim Ban to June 15, 2024

**An Ordinance of the City of Plano, Texas, amending Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, relating to regulation of short-term rentals; and providing a penalty clause, a severability clause, a repealer clause, a savings clause, a publication clause, and an effective date.**

**WHEREAS**, the City Council adopted Ordinance No. 2023-5-1 on May 8, 2023, which placed an interim ban on new short-term rentals while the city conducted a public outreach process, collected data, and analyzed information to determine permanent recommendations for the proper regulation of short-term rentals; and

**WHEREAS**, the City has made significant progress towards its goals, having convened a Short-term Rental Task Force, conducted surveys, held open houses, and reviewed and analyzed data, and received a recommendation from the Planning & Zoning Commission; and

**WHEREAS**, the City Council has taken up the matter of regulation of short-term rentals both through zoning and through a registration process and is actively considering permanent zoning regulation, but needs to extend the interim ban to continue the status quo while allowing for the conclusion of its deliberations; and

**WHEREAS**, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance and laws of the State of Texas, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

**WHEREAS**, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 22nd day of April, 2024; and

**WHEREAS**, the Planning & Zoning Commission made a final report to the City Council regarding Zoning Case 2024-008; and

**WHEREAS**, the City Council is of the opinion and finds that a short extension of the terms of Ordinance No. 2023-5-1 in order to allow the City Council sufficient time to consider the work of the Short-term Rental Task Force, the final report of the Planning & Zoning Commission, and public input and to deliberate on regulation of short-term rentals would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** Part D of Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such part to read in its entirety as follows:

**D.** This subsection, 14.500.4, expires in its entirety on June 15, 2024.

**Section II.** All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**Section III.** The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

**Section IV.** Any violation of the provisions or terms of this ordinance by any person, firm, or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section V.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**Section VI.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED** on the 22nd day of April, 2024.

---

John B. Muns, MAYOR

ATTEST:

---

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

---

Paige Mims, CITY ATTORNEY