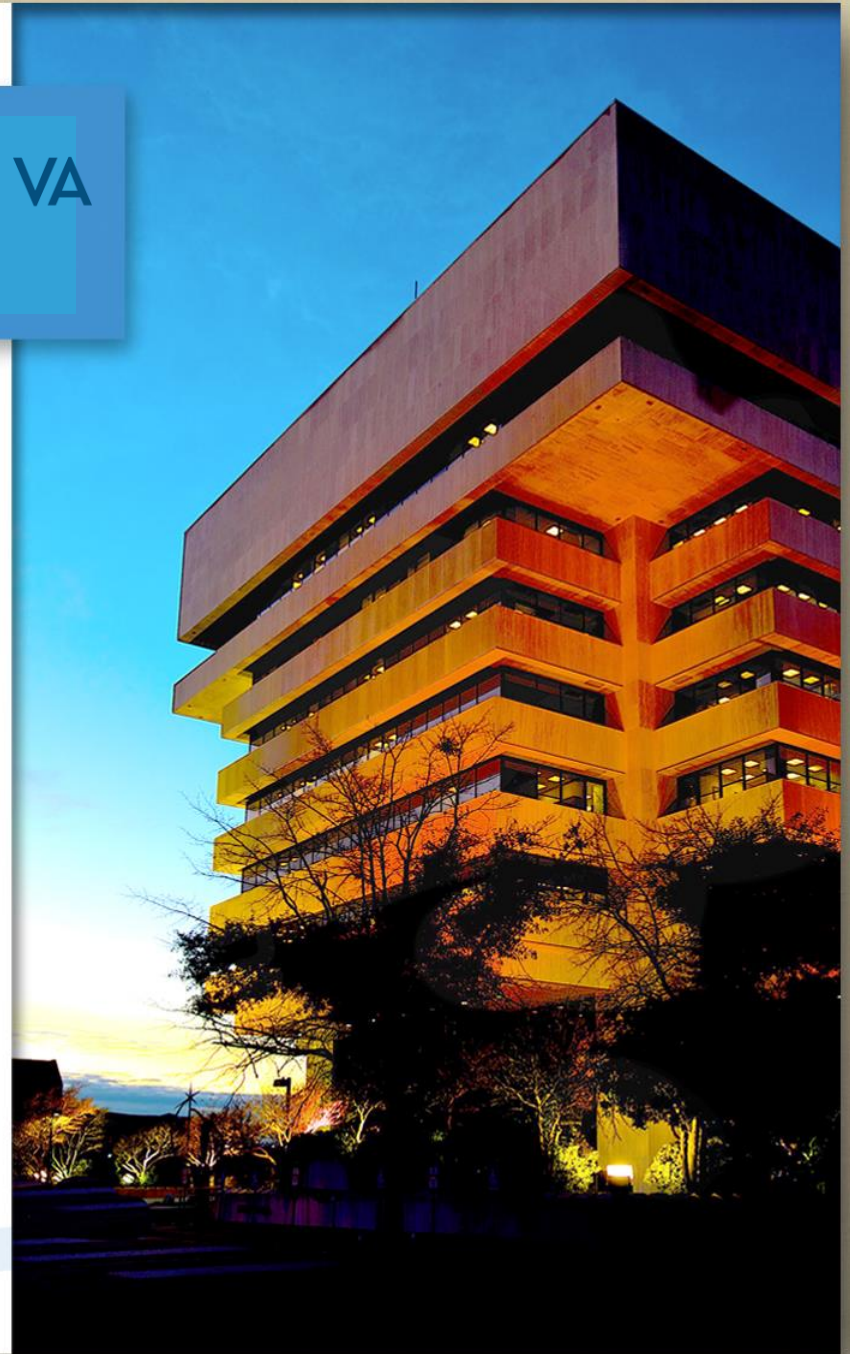




Item No. 23-0222

**404 N Second St.
*Antionique & Twaitney
Addison***

**City Council
September 11, 2024**



Application

Use Permit to allow a Short-term Rental (STR) in the R-8 residential zoning district

Location



Location



Item No. 23-0222 Proposal

404 N Second St

Application

Use Permit to allow for a short-term rental in the Two Family Residential (R-8) District

Dwelling/Property Details:

- +/- 1,200 sq. ft. of living area
- 3-bedroom dwelling
- 1 on-site parking space in need of resurfacing
- Requires 2 on-site parking surfaces



Recommended Conditions

- Overnight lodging capacity limited to no more than **eight (8)**
- No more than **three (3)** bedrooms shall be rented or offered for rent as an overnight sleeping area
- No more than **one (1)** common space (e.g., living room, game room) shall be offered or advertised as an overnight sleeping area
- Driveway or driveway addition shall be installed and maintained to accommodate the parking requirements
- Events not permitted
- Prior to operating, the operator shall schedule an inspection
- The property shall be inspected every two (2) years to ascertain compliance
- The maximum number of people on the property between the hours of 7:00 AM and 10:00 PM shall not exceed **sixteen (16)**
- Must provide a Responsible Local Person (RLP) to contact and address conditions occurring at STR
- The operator of the short-term rental shall maintain a ledger that be made available upon request

Analysis

- Based on the set of adopted STR amendments, the proposed STR is located in the Buckroe 1 STR Zone. **The proposed STR would not meet the proposed 300' separation requirement** as a previously legally established STR is within 300 feet of this property
- **The application is not eligible to convert to a Zoning Administrator Permit (ZAP) application** when the proposed ordinance went into effect as there is insufficient on-site parking; therefore, the item remained a Use Permit requiring City Council action

Analysis

- The applicant, and anyone else interested in operating an STR, can submit an interest form to be notified if any existing STR ceases to operate in their STR Zone
 - Interest form can be found on <https://Hampton.gov/STRs>

Conclusion

- Applicant opportunity to present
- Public hearing
- Options for Council Action:
 - Staff recommends **denial** of item no. 23-0222 as the application does not meet requirements within the adopted Zoning Ordinance