

# PLANNING COMMISSION REPORT



Meeting Date: June 22, 2016  
General Plan Element: *Land Use*  
General Plan Goal: *Use community goals, character and context to determine development appropriateness*

## **ACTION**

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### **Short-Term Rentals 452-PA-2016**

#### **Request to consider the following:**

1. Initiate a text amendment to the City of Scottsdale Zoning Ordinance (No. 455) to revise definitions and Use Regulations related to short-term rentals or vacation rentals, consistent with State of Arizona Senate Bill No. 1350.

#### **Related Policies, References:**

- Zoning Ordinance
- State of Arizona Senate Bill No. 1350
- Section 9-500.38 of Title 9, Chapter 4, Article 8 of the Arizona Revised Statutes (ARS)

## **APPLICANT CONTACT**

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## **LOCATION**

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Citywide

## **BACKGROUND**

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On May 12 of this year, the State of Arizona enacted Senate Bill No. 1350, which states "A city or town may not restrict the use of or regulate vacation rentals or short-term rentals, based on their classification, use or occupancy." No zoning regulations can be placed on these uses that are inconsistent with zoning regulations for single-family or multi-family dwelling units; unless the regulation is directly related to public health, safety and welfare.

The City of Scottsdale Zoning Ordinance includes definitions and Use Regulations that are outdated or obsolete, and may restrict or prohibit short-term or vacation rentals in residential zoning districts. The definitions anticipated to be affected are as follows:

- *Guest House*
- *Guest Ranch*
- *Hotel*
- *Motel*
- *Resort*
- *Timeshare Project*
- *Travel Accommodations*

The Use Regulations anticipated to be affected are as follows:

- Criteria for guest houses in single-family zoning districts
- Guest ranches in the R-4R zoning district
- Timeshare projects in the R-4R zoning district
- Hotels, motels and timeshare projects in the R-5 zoning district

## **IMPACT ANALYSIS**

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### **Community Involvement**

This proposal will include standard community involvement consisting of public notice in the newspaper, online notification, postcard mailing to interested parties and community outreach meetings.

## **OPTIONS & STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the Planning Commission initiate the text amendment.

## **RESPONSIBLE DEPARTMENT**

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*Planning, Neighborhood and Transportation*  
Current Planning Services

## **STAFF CONTACTS**

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**APPROVED BY**

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Greg Bloemberg, Report Author

6-14-16  
Date



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6/14/2016  
Date



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