

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, January 2, 2020, 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor, at City Hall on January 2, 2020.

Attendees: Josh Most, Ken White, James Rudy, Clinton Kuenzli, Cory Corrigan, Charles Culp, Rick Callebs, Chris Chmiel, Jack Stauffer, Diane McVey, Mary Abel, Karen Williams, Jan Hodson, Betty Hollow.

1. **Call to Order**

RJ Sumney called the regular meeting of the Planning Commission to order at 12:05 p.m. and administered the oath to those in attendance wishing to speak before the commission. Quorum was established.

PLANNING COMMISSION MEMBERS:

RJ Sumney, Chair	Present
Christy Zempter	Absent
Nancy Bain, Vice Chair	Present
Steve Patterson, Mayor	Present
Andrew Stone, Service-Safety Director	Present

STAFF:

Paul Logue, City Planner	Present
David Riggs, Code Enforcement Director	Present

2. **Disposition of Minutes**

RJ Sumney moved to accept the December 19, 2019 minutes. Steve Patterson seconded. All present voted aye. Motion passed 4:0.

3. **Cases**

**Case #20-01 Title 41
New EMS Facility
31- 21 Kenny Drive**

David Riggs/Summary

Last year this came as a communication to the Planning Commission. Sets of plans were submitted and reviewed by staff. (Summary memorandum of staff review is attached for reference.) Biggest issue is with storm drainage leaving the site. Staff and applicant are working together to address that issue.

Discussion

RJ Sumney: Seeing three different addresses, 31, 26, and 21 Kenny Drive.

David Riggs: 21 is the correct address.

Andy Stone: There is an ongoing storm issue there that ultimately has to do with a major storm sewer that was installed in the 80's. That storm line crosses the property and is the receiving storm line for the facility. It subsequently outlets at the vicinity of the railroad tracks, crosses the railroad tracks and runs behind Morrison to Margaret Creek. The elevation in that area has increased due to silt. Have been working with the architects/engineers on how they can get that line built and connected. Future work will involve Corps of Engineers permitting where Morrison Elementary is. There is an opportunity in the coming months, as the plans for the new Morrison Elementary come forward, that they will coordinate and solve the problem with the work that they are planning.

RJ Sumney: Safety with the ingress/egress at Rt. 56. Will this be addressed? Safety with ambulances going in and out.

Andy Stone: The speed limit is 40 mph there and 35 mph at the existing driveway for the EMS. Mr. Stone deferred to Clinton Kuenzli.

Clinton Kuenzli/The Buckley Group

Regarding the entrance, at the initial meeting we talked about using signage like "do not block driveway". Because of the speed limits he doesn't foresee an issue and believes using similar signage from the existing EMS location will handle heavy traffic hours. He doesn't believe there is a visual impairment to traffic pulling out and turning left from Kenny Drive.

Steve Patterson: The railroad overpass will be widened in 2021/2022 so that should enhance that area as well.

Andy Stone moved to approve the EMS station in accordance with the conditions set forth in the memorandum that was provided by David Riggs. Steve Patterson seconded. All present voted aye. Motion passed 4:0.

Case #20-02 Title 41

Ohio University Credit Union Building Addition 944 East State Street

Summary memorandum of staff review is attached for reference.

Josh Most/Wesney Construction

- Representing Ohio University Credit Union for proposed construction of a two-story addition at 944 E. State St. Representatives from J. Rudy Architects and DLZ Engineering are present today as well.
- Planning a two-story addition on the northeast corner of the existing building. 7,085 sq. ft. total, housing operations, executive team, and collaboration area. They are currently growing and running out of space at the Shafer and W. Union Street locations. Also present is CEO Cory Corrigan, and Board President Chuck Culp. Adding 22 parking spaces which will enable each staff member to have a space out of

the original 97. 22 spaces are designated at the front and side for membership parking. This is shown on the civil site plan that have been provided. They have also addressed the comments from the previous meeting and other staff comments. Incorporating best practices regarding storm water pollution.

- All documents have been compiled and submitted to the state for a building permit and is currently being reviewed. Will submit full zoning application to Code when they have heard back from the state.
- Regarding storm water management, page C6. They have installed a rain garden collecting water from the roof. The rain garden is on the west side of the building. Cross sectional detail on page C62. Perennials planted in the rain garden to absorb the runoff. Key notes are item #6 on C6, details C62.
- Discussed APD comments from staff review and how they are addressing them. Adding parking lot lights.
- Discussed easement agreement with James and Bonnie McLaren and the Credit Union. Will be for widening the existing McLaren Drive 15' to create the northwest entrance into the parking lot. Will provide copy to David Riggs when executed.
- Will provide copies of permit plans once approved by state to Chief Rymer/AFD. No additional requirements for sprinkler/fire alarm. 2 inch
- Accessible parking is all in the front of the building as it exists now. Adding one space for a total of 5 ADA spaces. Accessible parking is only in the front because the grade on the side is prohibitive. Employees with accessibility issues will have to park in the front. This is what they currently offer in the existing building.

Andy Stone: The city is willing to help the Credit Union in any redevelopment plans at the Shafer Street location because of ongoing and planned projects in that area.

RJ Sumney: Offered to recuse himself from the vote because of a potential conflict of interest (wife an officer at a competitor). Credit Union did not feel it was necessary.

Steve Patterson moved to approve Case #20-02, Nancy Bain seconded. All present voted aye. Motion passed 4:0.

Case #19-07 City Council Resolution R-08-19

Request to consider amending zoning code to include short-term rentals in residential zones

RJ Sumney: We have received a few additional communications from Ms. Hodson and Nancy Bain, as well as a proposal from the city administration.

Andy Stone: Pulled in Nancy's ideas to the current write-up.

Andy Stone/Review

Talked about the administration's proposal at the last meeting of shortening the amount of time someone was renting their home from 6 months to anytime they would be required to get a rental permit. Based on the feedback at the meeting, this has been further restricted (updated proposal is attached for reference). Andy Stone reviewed the new changes as per the attachment. They also recommend to City Council to take up the proposed changes to Title 15 and 29. This is a more restrictive model than last time.

Discussion

- Conditional use permit requirements: all the bulk controls would apply just like they would anywhere else. A variance could be requested for parking or for any of the Title 29 housing, but they don't get automatically approved. There are two different ways the conditional use would be approved, for parking it would go through the BZA, and the other requests would go through the Housing Board.
- The commissioners discussed fine tuning the proposed language changes in Title 23 C3. Adding "...the principle home fronts on East State Street, Carpenter Street, Lancaster Street, or Columbus Road." will clarify this section (refer to attached). And including a map of the streets listed would be helpful. Being across the street is not abutting.
- Monitoring Service & Enforcement: David Riggs has contracted for a year with a monitoring service called Host Compliance. They report on which houses are doing short-term rentals by looking at over 50 internet websites where they are advertising. They have pinpointed sites in the city where these are being advertised, there are about 31 total units, not addresses. There are 15 addresses in an R-1 zone that are currently doing short-term rentals. This is the first week of data. Shape file will be provided by Paul Logue to the company. Some of these may be duplicates. They do a weekly report that shows which addresses are being advertised on the internet. There are other features that can be explored in the future. This number of units can be managed by the Code Enforcement office since they already have 5600 rental units.
- Penalties: If someone doesn't apply for a permit they would be cited in the court as a minor misdemeanor \$100/day. It would be considered an unpermitted rental as it has historically been in the city.
- Short-term rentals already permissible in R-3's: David Riggs and Lance Allison visited the larger complexes in the city and some do rent units as short-term rentals. Others remarked that it is not economically feasible (issues with flipping back and forth between long-term and short-term) to do this. Those that do pop up on the Host Compliance firm's reports.
- Under C numbering error. Will be corrected.
- Tourist Home is out of the R-1. In an R-3 zone, pg. 4.
- Percentage of existing rental permits in R-1 neighborhoods. The conventional wisdom in Athens is that about 75% of housing in Athens are rentals. The City Planner researched the actual R-1 neighborhoods and found: 40% is single family zoning; 10-11% in far-east neighborhood had rental permits; 28% in the near-east side; 33% in the west-side; 6% south-side, 28% in the near-north side. Within our single family zones, we are in line with other cities who average about 25% rentals. Half of the rentals in Athens are sitting on 10 parcels.
- What the city administration is proposing is protecting R-1 neighborhoods, with the exception of E. State, Carpenter, Lancaster, and Columbus Rd and homes that abut an R-2, R-3 or B zone (for non-owner occupied).

Mary Abel/48 Strathmore

- Requested a copy of the updated proposal which RJ Sumney provided.

Joan Kraynanski/56 Mound

- Title 23, #5 Long-term rentals. You are allowing short-term rentals in R-1 neighborhoods, and are not protecting R-1 neighborhoods from short-term rentals.
 - RJ Sumney commented that it is not open-ended to R-1
- Permitted accessory uses, they are permitted. But in section C it is conditionally permitted which is a totally different territory, for non-resident owners.
 - Andy Stone commented that it is allowing only with the rental permit
- Conditionally permitted uses. R-1 lots that abut an R-2 or an R-3. On Mound there are several through lots from Lancaster.
 - Planner commented that it would be conditionally permitted on Lancaster. The language needs to be tightened up.
- Who would be notified if it went to the BZA? On Lancaster, she would not be notified because her property doesn't abut it. And it doesn't have to be owner-occupied on Lancaster.

Jan Hodson/45 Graham

- Clarify on #6, this will allow 2 people to rent a house for short-term in an R-1 neighborhood without the owner being there or living there? What does resident owner mean?
 - Andy Stone noted that resident owners – as a roomer, they live there. They aren't leaving. That would be categorized as a non-resident owner. It is not the intent of this. The intent was to make this stricter. Trying to make this restrictive without outlawing it. The fear is that the State of Ohio will pass legislation that we can't ban this. We want to regulate this before the state steps in.
- You aren't banning it but in the R-1 you are opening the door to it. Saying that people are doing it anyway so we should make it legal and enforce it. They were breaking the law from the beginning. Wording is not tightened up enough.

Diane McVey/83 Grosvenor

- Runs an Airbnb at her house, it is not illegal. We have the same goals, to increase homeownership in R-1 zones. By allowing this an owner can stay in their home and be a host and present Athens as a progressive place. Do not want the reputation of banning the sharing economy. It is not illegal now, city is trying to regulate so that it can be controlled. Homeowner occupied that want to act as host is the key thing.

Betty Hollow/31 Maplewood Drive

- Confused about #5, live in a house you can rent short-term to two people, but then in #6 if you live in a house you can rent short-term to two people if you get a conditional use permit?
 - Andy Stone noted that the conditional use permit is specific for non-resident owners.
- How do you get the conditional use permit when it depends on the zoning board member make-up and the zoning code. This will become automatic. What will the parking restrictions be, and what will the lot size be, etc.

- Lance Allison commented that the current parking restrictions are that you have to have a minimum of 2 spots for the homeowner, 1 for each additional person. Can be stacked in the driveway. A regular non-owner occupied rental still have to have a minimum of 2 parking spaces for 2 unrelated persons and an additional person a third spot. With an application, the parking is checked first and then will do the inspection.

Jack Stauffer/69 Elmwood

- Short-term rentals will be permitted in the R-1 neighborhoods on the main thoroughfares but nowhere else. Doesn't understand all the other things but you are going to allow some short-term rentals in R-1 – if “owner occupied and present” was added would that appease the concerns of the others?

Joan Kraynanski/56 Mound

- Under short-term rentals, they will be required to get a short-term rental permit. Does that make them a business? If so, how does it interact with the regulations for having a business in an R-1 zone?
 - Steve Patterson commented that if the thinking is that this is a business then the long-term rental is a business as well.

RJ Sumney suggested for #6, to insert that the owner has to be present at the time of the rental. The commissioners discussed how to define and regulate “being present”.

Andy Stone moved to make this recommendation in accordance with the suggested language and with the modifications previously noted - the correction of typo #2 to #3, and the additional language as put forward. Steve Patterson seconded the motion. All present voted aye. Motion passed 4:0.

4. Communications

None

6. Report from City Planner and Director of Code Enforcement

Paul Logue

Draft Comprehensive Plan will be ready in the next two weeks. Once it is out for public distribution it will go to the Planning Commission and City Council for support. A large scale audit to the city code will be put forward to align city code with the plan.

David Riggs

No report

7. Opportunity for Citizens to Speak

No comments

8. **Announcements & Other Business**

The next meeting will be January 16, 2019.

9. **Adjournment**

The meeting was adjourned at 1:34 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens

**Office of Code Enforcement and
Community Development**
28 Curran Drive
Athens, OH 45701
(740)592-3306
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City of Athens
ATHENS, OHIO

December 31, 2019

Memorandum

To: Planning Commission
From: David Riggs
RE: Title 41 Case – County EMS – 26 Kenny Drive
CC: Chief Pyle
Chief Rymer
Robert Heady

Staff has reviewed the above referenced project and have the following comments:

- Install a FDC 5” stortz located at SE corner of building.
- Install a fire alarm annunciator panel located in watch room.
- Provide a PDF of finished floor plans upon completion.
- Submit OEPA land development permit. *Applicant is in the process of submitting this permit.*
- Submit Curb Cut Permit to City. *Applicant is in the process of submitting this permit.*
- City will allow C900 plastic water pipe in the Columbia Gas/TransCanada high pressure gas transmission right-of-way.
- Provide silt fence around catch basins in grass areas. *Applicant is addressing this comment.*
- Provide 4-foot separation between existing 8” water line and proposed gas main extension. *Applicant is addressing this comment.*
- Provide 4” sand bedding and 12” sand cover for typical trenching of water main. *Applicant is addressing this comment.*
- Applicant will revise the plans to remove the proposed manholes, and tie both laterals of the building sewer and oil interceptor together before tapping into the existing sanitary manhole.
- Work with City and adjacent property owners to address storm drainage leaving the site.
- Landscape plans have been submitted to shade tree commission for comment.

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City of Athens
ATHENS, OHIO

December 31, 2019

Memorandum

To: Planning Commission
From: David Riggs
RE: Title 41 Case – Ohio University Credit Union Addition - 944 E. State Street
CC: Chief Pyle
Chief Rymer
Robert Heady

Staff has reviewed the above referenced project and have the following comments:

- The color rendering show light poles, but there is no corresponding marking on the plans. Recommend exterior lighting on the new portion of the building. *Applicant is in the process of making these changes.*
- There is no fire alarm or sprinkler system (not required however, the Fire Chief would recommend both for such a large structure)
- Please submit a PDF of finished floor plans of entire structure upon completion.
- Include stormwater quality control for site. *Applicant is in the process of making this change.*
- Landscape plans have been submitted to shade tree commission for comment.

R-08-19

Introduced by Chris Fahl, Chair
Planning & Development Committee

A RESOLUTION REQUESTING THE ATHENS CITY PLANNING COMMISSION CONSIDER AMENDING THE ZONING CODE TO INCLUDE SHORT-TERM RENTALS IN RESIDENTIAL ZONES WITHIN THE CITY OF ATHENS.

WHEREAS, Athens City Council is interested in providing an alternate type of lodging for our visitors

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATHENS, OHIO;

SECTION I: Athens City Council requests consideration by the Planning Commission to amend Title 23, Zoning Code, to allow Short-term Rentals in Residential Zones within the City of Athens.

SECTION II: Athens City Code hereby amends Title 23, Chapter 23.04, Permitted Uses, Sections 23.04.01(B) and (C), in the R-1 Residential Zone (One-Family) to read as follows:

Chapter 23.04. - Permitted Uses.

23.04.01. - R-1 Residential Zone (One-Family).

The following regulations shall apply in all R-1 Zones:

(B)

Permitted accessory uses:

Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted or conditionally permitted uses may be established; erected or constructed; provided, that such accessory uses shall not involve the conduct of any business, trade or industry, **UNLESS OTHERWISE AUTHORIZED HEREIN**, or any private way or walk giving access to such activity, or any sign other than authorized herein and not including the board of animals or the keeping of fowl or farm animals except in a building at least 100 feet distant from every lot line. Accessory uses may include the following:

- (1) Summer houses—Summer houses and living quarters of persons employed on the premises, without kitchen facilities and not rented or otherwise used as a separate dwelling.

(2)

Parking facilities—Garages, carports or other parking spaces for the exclusive use of residents of the premises.

(3)

Swimming pools—Swimming pools, exclusively for the use of the residents.

(4)

Professional offices and home occupations. Provided that not more than one-half of the floor area of the dwelling is devoted to such accessory use, that not more than one person who is not a resident on the premises is employed at the home; that no such use shall require exterior structural alterations or involve construction features not customary in dwellings, and that the entrance to such office or home occupations shall be from within the dwelling.

(5)

Long Term Rentals—The keeping of not more than two renters by a resident owner or the keeping of not more than three adult renters plus related children by a nonresident owner for periods of greater than thirty (30) days. House-keeping units may not keep long term renters. Long Term Rentals for any duration must be annually permitted per provisions in ACC 29.

(6) Short Term Rentals—The keeping of not more than two renters by a resident owner for periods of less than thirty (30) days. House-keeping units may not keep short term renters. Short Term Rentals must be annually permitted per provisions in ACC 29.

(67)

Trailers—Parking of a trailer in any R-Zone shall be prohibited, except that one trailer may be stored as an accessory to a principal use, provided that no living quarters shall be maintained or any business conducted in connection therein while such trailer is parked or stored.

(78)

Other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as business, **UNLESS OTHERWISE AUTHORIZED HEREIN.**

(89)

On premises sales (yard sales, garage sales, porch sales) may be conducted up to three times per year, not exceeding three consecutive days per sale.

(910)

Gardening, domestic animals—Gardening, the raising of vegetables, fruits or flowers and the keeping of domestic animals exclusively for the use of personal enjoyment of residents of the premises and not for commercial purposes.

(10)

~~HOMESTAY—A SINGLE FAMILY HOUSE OR A DUPLEX, WITH NO MORE THAN TWO (2) GUEST ROOMS. THERE SHALL BE NO SEPARATE OR ADDITIONAL KITCHEN FACILITY FOR GUESTS. GUEST ROOMS CANNOT HAVE STOVES OR OVENS.~~

(C)

Conditionally permitted uses: The following uses shall be permitted only if expressly authorized by the board of zoning appeals (hereinafter referred to as BZA) in accordance with provisions of this Code:

(1)

Recreational—Private and noncommercial recreation areas and facilities not listed above including club swimming pools, provided that no such swimming pool shall be located nearer than 100 feet from any other lot in any R-Zone.

(2)

Utility stations—Static transformer stations, booster stations, and other utility stations, when operating requirements necessitate locating in an R-1 Zone in order to serve the neighborhood; provided there is no yard or garage for service or storage and provided further, that the premises upon which such utility station is erected and maintained shall be appropriately landscaped and screened so as to be in harmony with the general appearance of the neighborhood.

(3)

~~TOURIST HOME—A SINGLE FAMILY HOUSE OR DUPLEX DWELLING THAT IS RENTED AS A WHOLE HOUSE FOR SHORT-TERM RENT WITH NO MORE THAN SIX (6) GUESTS FOR NO MORE THAN THIRTY (30) CONSECUTIVE DAYS.~~

(3)

~~(4) Short Term Rentals—nonresident owner short term rentals- the keeping of not more than three adult renters plus related children by a nonresident owner for periods of less than thirty (days) on R-1 lots that abut an R-2,R-3, or any B-zone or that front on East State Street, Carpenter Street, Lancaster Street, or Columbus Road.~~

The principle home

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SECTION III: Athens City Code Section 23.04.03(A), Principal permitted uses and 23.04.03(C), Conditionally permitted uses, in the R-3 Residential Zone (Multi-Family) shall read as follows:

23.04.03. - R-3 Residential Zone (Multi-Family).

(A)

Principal permitted uses:

(1)

General—Any principal use permitted and as regulated in the R-1 and R-2 Zones.

(2)

Residential—Multi-family dwellings for any number of families or housekeeping units, provided all of the requirements of the zoning code are complied with.

(3)

Apartment hotels—Apartment hotels, lodging houses, boarding houses for any number of guests, but not primarily for transients, including incidental accessory services, such as a restaurant or dining room and newsstands, when conducted and entered from within the building; provided there is no exterior display or advertising, except as provided for in this title.

(4)

OWNER-OCCUPIED OR OWNER-MANAGED "BED AND BREAKFAST" ESTABLISHMENTS.

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(5) TOURIST HOME – A SINGLE FAMILY HOUSE OR DUPLEX DWELLING THAT IS RENTED AS A WHOLE HOUSE FOR SHORT-TERM RENT WITH NO MORE THAN FIVE (5) UNRELATED GUESTS OR ONE (1) FAMILY FOR NO MORE THAN THIRTY (30) CONSECUTIVE DAYS. A SHORT TERM RENTAL PERMIT IS REQUIRED.

~~(456)~~

Parking area (See [Chapter 23.08](#)).

(C)

Conditionally permitted uses:

(1)

General—Any conditionally permitted use as regulated in R-2 Zone.

~~(2)~~

~~Owner-occupied or owner-managed "bed and breakfast" establishments.~~

(23)

Residential health care facilities—Residential care facilities for person(s) with disabilities, provided that such facilities comply with all federal, state and local laws and regulations.

(34)

Clinics—An establishment where patients are admitted for examination and treatment on an outpatient basis by one or more physicians, dentists, other medical personnel, psychologist, or social workers and where patients are not usually lodged overnight.

(45)

Clubs—Private clubs, lodges and meeting places for other similar organizations, not including those that are ordinarily conducted as a gainful business, provided all building in which such organizations or activities are housed shall be located at least 200 feet from any lot in any R-1 Zone.

(56)

Funeral homes and mortuaries.

(67)

Any convenience business or service establishment supplying commodities or performing services primarily for residents of the neighborhood, subject to the following general conditions:

(a)

Business in enclosed buildings—All business, services or processing shall be conducted wholly within a completely enclosed building.

(b)

Residential uses—Any use permitted and as regulated in the residential zone adjoining the B-1 Zone; and if there are adjoining two or more different categories of residence zones, the regulations of the least restrictive residence zone shall prevail.

(78)

Fraternity and sorority chapter houses—and customary accessory uses.

SECTION IV: Section 23.04.04(B), in the B-1 Neighborhood Business Zone is hereby amended to read as follows:

23.04.04. - B-1 Neighborhood Business Zone.

(B)

Conditionally permitted uses:

(1)

Accessory uses and structures as permitted and regulated in the R-3 Zone and any other accessory uses and structures customarily accessory and incidental to any of the foregoing permitted B-1 uses.

(2)

Any other retail business or service establishment determined by the board to be of the same general character as the above permitted uses, not including those which first permitted or are not permitted in the B-2 Zone.

~~(3)~~

~~"Bed and breakfast" establishments.~~

SECTION V: Athens City Code Section 23.10, Definitions, is hereby amended by the enactment of the following new definitions, which shall be inserted alphabetically into the existing section:

"Bed and breakfast." A dwelling unit with no more than four guest rooms, providing lodging with or without breakfast to paying transient guests, with a maximum stay of no more than 30 days. ~~A bed and breakfast permit is required. A~~ **CATEGORY "A" LICENSE IS REQUIRED. A SHORT TERM RENTAL PERMIT IS REQUIRED.**

"GUEST" A PERSON WHO RENTS ONE OR MORE GUEST ROOMS IN A SHORT-TERM RENTAL ON A TEMPORARY BASIS, FOR NO MORE THAN THIRTY (30) CONSECUTIVE DAYS.

~~**"GUEST NIGHT" ONE GUEST STAYING ONE NIGHT.**~~

"GUEST ROOM" A ROOM OFFERED TO THE PUBLIC FOR A FEE THAT CONTAINS, AT A MINIMUM, PROVISIONS FOR SLEEPING IN ACCORDANCE WITH ACC 29. EACH ROOM MUST HAVE A MINIMUM OF 70 SQUARE FEET OF FLOOR SPACE FOR ONE GUEST WITH AN ADDITIONAL 50 SQUARE FEET OF FLOOR SPACE FOR EACH ADDITIONAL GUEST, AND MUST BE A MINIMUM OF 7 FEET WIDE.

~~"HOMESTAY" A SINGLE FAMILY HOUSE OR A DUPLEX WITH NO MORE THAN TWO (2) GUEST ROOMS. THERE SHALL BE NO SEPARATE OR ADDITIONAL KITCHEN FACILITY FOR GUESTS. GUEST ROOMS CANNOT HAVE STOVES OR OVENS.~~

"OPERATOR" ANY PERSON WHO PROVIDES ONE OR MORE GUEST ROOMS FOR TRANSIENT GUESTS FOR PERIODS OF LESS THAN 30 CONSECUTIVE DAYS TO THE GENERAL PUBLIC FOR COMPENSATION.

~~"SHORT-TERM RENTAL" A DWELLING UNIT OFFERED FOR RENT IN PART, OR IN ITS ENTIRETY, FOR LESS THAN 30 CONSECUTIVE DAYS PER OCCUPANT. THESE CAN BE HOMESTAYS, BED AND BREAKFASTS OR TOURIST HOMES.~~

~~"TOURIST HOME" A SINGLE FAMILY HOUSE THAT IS RENTED AS A WHOLE UNIT FOR SHORT-TERM RENT. NO MORE THAN SIX FIVE (65) UNRELATED GUESTS OR ONE (1) FAMILY FOR NO MORE THAN (30) CONSECUTIVE DAYS. EACH ROOM MUST HAVE A MINIMUM OF 70 SQUARE FEET OF FLOOR SPACE FOR ONE GUEST WITH AN ADDITIONAL 50 SQUARE FEET OF FLOOR SPACE FOR EACH ADDITIONAL GUEST, AND BE A MINIMUM OF 7 FEET WIDE. A SHORT TERM RENTAL PERMIT IS REQUIRED.~~

SECTION VI: The Athens City Planning Commission is requested to consider this amended language at its next meeting and transmit its recommendation to Athens City Council within 60 days, unless a public hearing is required. If the Commission determines that a public hearing is appropriate, then this period may be extended to 90 days, pursuant to ACC 23.09.07.

SECTION VII: The Clerk of Council is hereby directed to forward a certified copy of this resolution to the Athens City Planning Commission.

SECTION VIII: This Resolution shall be in full force and effect at the earliest moment permitted by law upon its passage and approval by the Mayor.

President of Council

ATTEST:

APPROVED:

Clerk of Council

Mayor

Additional Changes:

29.03.01. - Rental permit required.

All residential property within the City of Athens owned for rental purposes or occupied by a party other than the owner for any period of time of more than six months during any single calendar year, shall require a rental dwelling or rooming house permit from the office of code enforcement. Traditional motels and hotels are excluded from the necessity of obtaining a rental dwelling or rooming house permit. Nontraditional (long-term) rentals in hotels and motels are not excluded.