

Item 56: Corridors Compatibility & Parking
CM Paige Ellis
12/1/2022

MOTION SHEET #2

I move the following amendments:

- Amend Section 25-2-769.04(E) as follows:

“For a corridor site with at least one residential use and no short-term rental uses in an affordable unit, a setback required...”

- Amend Section 25-2-769.04(F) as follows:

“For a corridor site with at least one residential use and no short-term rental uses in an affordable unit, the height limitation for a structure is...”

- Amend Section 25-2-769.05 as follows:

“In this division, residential use does not include short-term rental (STR) use in an affordable unit.”

- Strike Section 25-2-769.06(D)(11) as follow:

“(11) Short-term rental use is a prohibited use in an affordable unit on a corridor site that is certified under Subsection (E).”

- Amend Section 25-6-471(I)(2) as follows:

“CORRIDOR DEVELOPMENT means a development subject to Division 13 (Corridor Overlay) of Chapter 25-2, Subchapter C that does not include a short-term rental uses in an affordable unit;

RATIONALE

This amendment would restore for market-rate units in corridor sites the City’s existing framework for the regulation of short-term rentals. At its

core, Item 56 is meant to address the compatibility and parking regulations that constrain housing capacity on the corridors. If there is interest in changing our STR regulations on market-rate, we should explore that as a separate policy discussion with robust community input, rather than tacking it onto a compatibility and parking ordinance.