

Proposed:

Lodging	GR	RMX	NMX	DMX	CMX	IC	GI	
Overnight accommodations	All overnight accommodations, except as listed below	—	—	—	P	P	P	—
	Bed and Breakfast	PS	PS	PS	PS	PS	PS	—
	Short-Term Rental (STR)	PS —	PS	PS	PS	— PS	— PS	—

3.6.1.C. Short-term rental

- a.** Purpose: The regulation of short-term rentals, as defined below, is intended to maintain the predominantly residential character of traditional neighborhoods in the City of Brevard and the extra-territorial jurisdiction thereof, and to encourage an increase in housing stock available within the City and its ETJ.
- a.b.** Definition: A private residential property that is rented, either in whole, or part, for periods of less than 30 days for compensation. The following activities shall not be considered as a Short-Term Rental use for the purposes of this ordinance:
- i. Dwelling units rented, in whole or in part, where a permanent resident lives on-site on the property. This shall include attached or detached accessory dwelling units where the operator lives elsewhere on the property.
 - ~~ii.~~ Incidental residential vacation rentals, defined to mean no more than two such rentals in any calendar year where the total number of nights rented does not exceed 14.
 - iii. Rentals of property in any permitted hotel, motel, inn, rooming or boarding house, or bed and breakfast establishment.
- c.** Existing STRs in GR Districts:
- ~~ii.~~ Existing STRs in General Residential zoning districts in operation at the time of the effective date of this ordinance shall be allowed to continue operations, in accordance with Section 14.2 – Nonconforming Uses.
- b.d.** Additional Standards:
- ~~i.~~ No permits are required for short term rentals, per N.C.G.S. 160D-1207. A typical zoning permit shall be required solely to verify notification and agreement to comply with the additional standards contained herein.
 - ii. Overnight occupancy shall not exceed two persons per bedroom plus two additional persons. The number of "bedrooms" used in calculating occupancy limits shall be taken from the property tax records. For example: a two-bedroom rental would have an occupancy limit of 6 (2 × 2 bedrooms = 4 + 2 additional = 6 total).
 - ~~iii.~~ Existing Dwelling units used as short-term rentals in GR zoning districts shall maintain their residential character and outside appearance.
 - iv. No signs shall be permitted.
 - ~~iii.~~v. All exterior lighting shall be residential in nature and shall not be directed towards adjacent properties.
 - ~~iv.~~vi. Parking requirements shall be provided for the type of dwelling unit, per Chapter 10 of this ordinance.