



Z-20-69: Prohibit Short Term Rentals in Single Family Districts

Overview

What: Legislation was drafted by Councilmembers Howard Shook, Joyce Sheperd, JP Matzigkeit, Michael Julian Bond and Dustin Hillis to define short-term rentals (STR) and prohibit STR in the R-1 (Single Family Residential), R-2 (Single Family Residential), R-2A (Single Family Residential), R-2B (Single Family Residential), R-3 (Single Family Residential), R-3A (Single Family Residential), R-4 (Single Family Residential), R-4A (Single Family Residential), R-4B (Single Family Residential), R-5 (Two Family Residential), and PD-H (Planned Development Housing) zoning districts in the City Atlanta.

Why: The 1982 Atlanta Zoning Ordinance, as amended, sets forth the intent of single family districts to provide for the protection of areas presently developed on large tracts of land; to provide for the development of recreational, religious, and educational facilities as basic elements of a balanced community; and to encourage growth in a manner compatible with existing development. Further, single family districts permit as principal uses Public schools through the secondary level operated by the Atlanta Board of Education, having no dwelling or lodging facilities except for caretakers; single-family detached dwellings; and structures and uses required for the operation of MARTA, but not including uses involving storage, train yards, warehousing, switching or maintenance shops as the primary purposes for the quiet enjoyment of residents.

The **sharing economy** is an economic model defined as a peer-to-peer (P2P) based activity of acquiring, providing, or **sharing** access to goods and services that is often facilitated by a community-based on-line platform. One of the most common known sharing economies is (short term rental) STR. However, since the business type has been operating in the City of Atlanta there have been STR's that have operated without incident and residents are unaware that homes are being used. However, there have been incidences that have disrupted the quiet enjoyment of single family neighborhoods. STR's have been used as locations for loud and lascivious parties where patrons pay a fee to attend, indulge in alcohol and drugs and in some instances have resulted in violent behavior that has resulted in homicides.

What does the legislation propose: To protect the health, safety and welfare of the general public this legislation proposes to regulate the use of STR's. 1. As proposed the legislation will define what a STR is to include *rental of a residential dwelling unit or accessory building for periods of less than 31 consecutive days*. 2. The use shall be prohibited in R-1, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-4B, R-5, and PD-H zoning districts.

Please provide written comment to zrb-hearings@atlantaga.gov. Please include Z-20-69 in the subject line.

When: The Zoning Review Board (ZRB) is scheduled to hold a public hearing on December 3 or December 10, 2020.