

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
12/10/2021	15.1 General Use Regulations	<p>Regarding the Article on Short Term rentals (e.g. AirBnb, VRBO), there needs to be a little more thought on the 400 foot rule. I don't like it but I understand the rule and why it is written. I have observed the effect of the (similar concept) short term rental overlay district in Charleston, SC, and it has effectively dramatically increased the property values of qualifying homes in the district. Their district was created to encourage development of a run-down area of town, and in my opinion it worked. I own a few properties in Charlotte. What would stop me from rushing to obtain a license to lock in my 400 foot radius without plans to to deploy it into a short term rental anytime soon? I think there needs to be something about "demonstrated intended use".</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/13/2021	15.1 General Use Regulations	I would like to state my disagreement with the new UDO that are trying to regulate STR market. We as business owners have poured thousands of dollars to our investment and we would like to express that we need fair competition guidelines against hotels because as citizens we also have the right to make money and not only the big hotel chains	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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12/15/2021	15.1 General Use Regulations	Charlotte is facing a major influx of new residents and home buying is a very time consuming activity that can take a couple of months or many months. While new people transition into or out of Charlotte, they need temporary accommodations to help them during their transition, without having to sign a 6 month, 10 month or 12 month lease. Airbnb helps these people to live comfortably in a furnished place without getting stuck in a lease they will have to break and have to furnish just to stay in it. Please support Charlotte's rapidly growing community by not making this difficult on those coming and going.	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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12/16/2021	15.1 General Use Regulations	<p>In section AAAA for whole house short term rental, it is necessary to have a local manager closeby, which could be a neighbor or handyman. However, it is completely unnecessary and unrealistic to have a local manager available 24 hours a day. Any true after hours emergency should be handled by a call to 911, and any non-emergency can be addressed at 8am the following morning. Airbnb's are not meant to be hotels that are staffed at all times, and even then, maintenance issues are never taken care of during the night in hotels.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/17/2021	15.1 General Use Regulations	<p>“15.3 Prescribed Conditions” proposed STR regulations</p> <p>I agree with many of the regulations proposed with the short term rentals. With the exception of the limitation of STR within 400 feet of each other.</p> <p>It is certain to create hostility and frustration within neighbors as there is no explanation of who is allowed to operate a STR or that selection process. What if I want to offer my home as a STR and so does my neighbor? How is it determined who gets the privilege. This will undoubtedly create unfair, bias, and discriminatory practices.</p> <p>Additionally limiting STR in charlotte would dampen the incredible need that citizens have. Yes we have plenty of visitors from outside the city but we also house traveling nurses and people that don't have the credit or reliable income to commit to a long term lease and STR fits their needs better. Most of my guests/renters are from or moving to charlotte NC</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/18/2021	15.1 General Use Regulations	<p>(Part 1 of 2) "15.3 Prescribed Conditions" proposed STR regulations</p> <p>I agree with many of the regulations proposed with the short term rentals. With the exception of the limitation of STR within 400 feet of each other.</p> <p>It is certain to create hostility and frustration within neighbors as there is no explanation of who is allowed to operate a STR or that selection process. What if I want to offer my home as a STR and so does my neighbor? How is it determined who gets the privilege. This will undoubtedly create unfair, bias, and discriminatory practices.</p> <p>Additionally limiting STR in charlotte would dampen the incredible need that citizens have. Yes we have plenty of visitors from outside the city but we also house traveling nurses and people that don't have the credit or reliable income to commit to a long term lease and STR fits their needs better. Most of my guests/renters are from or moving to charlotte NC; "15.3 Prescribed Conditions" proposed STR regulations</p> <p>I am submitting this comment again in hopes that it is seen be whoever is monitoring all these comments because I do feel the problems that will occur with this regulation is a major oversight in the planning of this UDO.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/18/2021	15.1 General Use Regulations	<p>(Part 2 of 2) the limitation of STR within 400 feet of each other will cause sever hostility, bias and undoubtedly It is certain to create hostility and frustration within neighbors as there is no explanation of who is allowed to operate a STR or that selection process. What if I want to offer my home as a STR and so does my neighbor? How is it determined who gets the privilege. This will undoubtedly create unfair, bias, and discriminatory practices.</p> <p>Additionally telling any one single family homeowner/landlord how or who they can rent out their own property is a major government overstep and infringement on our personal freedoms as property owners.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/20/2021	15.1 General Use Regulations	Please allow those of us who own Airbnb's or VRBOs responsibly to continue doing so. This is part of our livelihood and the reason we own real estate in Charlotte.	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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1/12/2022	15.1 General Use Regulations	<p>I do not understand the "Minimum 400 feet separation between a STR and any other STR, bed and breakfast, or rooming house" on many levels. How can you police that? who decides which person gets to keep their STR in the 400 feet... the one who has been there longer? Why is this even an issue? Do you not think we have enough regulations on every aspect of our lives? I own my own home and I plan on continued STR of a room in my home. I am not in a neighborhood with restrictions or a HOA. I'm allowed to do it. It supplements my income which is necessary. People park in my yard. I disturb no one. There should not be regulation of any kind. OR then you should have to regulate hotels as well? Or is this for their benefit to begin with? Please consider those of us out here working everyday and doing it honestly... we do not need regulation on this. thank you.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/12/2022	15.1 General Use Regulations	<p>In reference to the stricter regulations on Short term rentals, doing so would negatively impact economic growth within Charlotte. My name is Austin Culp and I am Charlotte native and served in the Army from 17-21. I am currently 24. I want to continue to invest in real estate within Charlotte but restricting short term rentals and not allowing another STR within 400 feet would be restrictive and would most likely make me not able to afford living in my house. I only own this house but would love to buy more in the future to support Charlotte but these restrictions, while some might be justified, are going to hurt small business owners like me. I would implore the council to reach out to homeowners who own short term or long term rentals and understand their side of the story of what it's like to be in Charlotte. I am not a fan of taxes but I would much rather pay a yearly fee for my Short term rentals instead of them being restricted in order to bring more income to the city. For my personal reasons, I don't make enough income to live in my home by myself and being able to have short term rentals and roommates allows me to do so and continue living in my home. I would please urge the council to reconsider these restrictions. They are not doing the good they are meant to. This is my home and I want to be able to stay in it. I hope this reaches the right people in order to make a difference.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/12/2022	15.1 General Use Regulations	Would like to still be able to AirBNB our home.	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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1/12/2021	15.1 General Use Regulations	<p>Many times these rentals are being used to help people who are been displaced by hurricanes or other issues. I think you're penalizing the community and its goodwill towards others by limiting short term rentals. Additionally I have not heard of any complaints from any neighbors in over seven years. In fact many of them hear about it and ask to use it for family or friends.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/11/2022	15.1 General Use Regulations	<p>Hello this is in response to the short term dwelling unit regulations. First I just wanted to say that I am totally in favor of instituting some regulations. I have been a successful short term rental host for four years in Charlotte North Carolina. I believe the main issue I have with the new rules is the requirement for each short term rental to be 400 feet away from each other. I completely understand if this is in a residential neighborhood with single-family homes. However I have a condo which I can legally do short term rentals in Plaza Midwood. There are about 30 units in the building. There is another short term rental unit on a different floor so there are 2 of us total. I don't think the entire building is probably 200 feet wide. I think the concern about 400 feet would only apply to a neighborhood with a yard and a driveway. In condo buildings that are owned I do not believe 400 is the appropriate measurement. Perhaps you could say that in a small condo building there's a limit of 2 to 3 short term rentals per building. It doesn't necessarily matter if they're next-door to each other but the whole building should not be made up of these types of rentals.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/10/2022	15.1 General Use Regulations	<p>AAAA. Short-Term Whole-Dwelling Rental:</p> <p>I am fine with this entire section except the followint:</p> <p>A short-term whole-dwelling rental shall be separated by a distance of at least 400 feet from any other short-term whole-dwelling rental</p> <p>This unfairly targets and harms property owners in Townhome and Condo communities that wish to rent their property as short-term rentals as large number of units are often connected to each other and packed closely together. in a time where all new construction of these communities prohibit short term rentals, I do not think the city needs to regulate and restrict STR's in HOA communities. If a community does not want STR's, let the HOA put restrictions in place and let the people who actually live in the community vote on it.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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1/11/2022	15.1 General Use Regulations	<p>Use Regulations section AAAA Short term rental.</p> <p>What happens to Charlotte's ability to enforce this plan if the state passes HB 829 stripping local authority of the right to regulate this?</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
1/11/2022	15.1 General Use Regulations	<p>FF. Dwelling- duplex</p> <p>Why the restriction on NB-2 location, when the UDO allows a duplex on all NB-1 lots?</p>	<p>The intent of the N2 Place Type is to allow higher-intensity residential uses. Duplexes are allowed in the N2-B zoning district in conjunction with higher-intensity residential uses.</p>	No

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1/11/2022	15.1 General Use Regulations	<p>RR. Gas Stations</p> <p>It is not clear a Gas’s Station in any District must ALSO conform to the standards of that district, and items listed in RR in in addition.</p> <p>Add to 1. ...”per the standards of this section, and those of the District.”</p> <p>[ Alternatively— should a note be added under the entire Section heading that reads: Prescribed Conditions are in addition to those of the underlying District.</p>	<p>This prescribed condition language will be revised to provide clarity in the next draft UDO.</p>	<p>Yes</p>
1/11/2022	15.1 General Use Regulations	<p>UUU. Restaurant/ Bar</p> <p>The regulations for this activity do not appear to be aligned with the current EDEE standards—which focus groups and stakeholder groups worked to establish?</p>	<p>These standards are consistent with the updated approach in the Transit-Oriented Development (TOD) Districts implemented in 2019.</p>	<p>No</p>

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1/14/2022	15.1 General Use Regulations	My concerns are with the 400ft rule between short term rentals. How would this taken on? First to register? What about owners that have been renting their property for years, would we be grandfathered in? I agree with having to obtain a permit and being registered, but I believe the 400ft rule will not help the community.	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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1/16/2022	15.1 General Use Regulations	<p>Your recommended plans would make short term renting in Charlotte impossible. Charlotte is a booming city with tourism and influx of new residence rising. Taking a page from other booming short term rental cities (Kissimmee Fl, Pigeon Forge, TN, Panama City, Fl) there is room for responsible STR in conjunction with the conventional hotel and lodging industry here in Charlotte. These recommendations are going to discourage would be investors from spending their dollars here and literally revamping and renovating distressed areas in our city. I live here but invest in other areas because of rules like this. Please reconsider.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/16/2022	15.1 General Use Regulations	<p>I've been incorporated as an LLC since November 2017. In that time I've paid THOUSANDS of dollars in taxes both federal and state. I built two ADUs - one in 2014 and the other in 2018 with the sole purpose to rent them as extended stay rentals with a 30 day minimum. This proposal throws my business model in my face after operating in a fashion that has not disrupted my neighborhood or caused my neighbors any grief. Please review <a href="http://www.charlotteforless.com">www.charlotteforless.com</a> for more information. I'm tired of the government telling me what I can or can't do with my own personal property, especially when I trusted the city council to approve and allow my business ventures. The city has NO RIGHT WHAT SO EVER to restrict the usage of my properties when they were built in good faith way before these controversial change suggestions. I wanted to add something else- I have run my LLC with two ADUs, one of which is 400 feet from the other without any incidents. I will sue the city of Charlotte should they choose to implement restrictions on the use of my property. I didn't spend hundreds of thousands of dollars to build a responsible and equitable bossiness to have the likes of City Council to stifle it. I will sue the city and I will win handsomely. It is a stain on the eye of those doing useful and worthwhile business in the queen city. Namely me. ; As an AirBNB host since 2017 with the blessings of the Charlotte City council at that time, I'd like to present you with the link to the feedback I have received as an AirBNB host over the past year or more. What is important to note here, is that NO-ONE reported problems, and more importantly, NONE OF MY NEIGHBORS reported problems. Not all AirBNB hosts are bad, and many created their successful business models way before City Council decided something was amiss. In the meantime, please review this link which will tell you everything you need to understand as to how to run an actual business. <a href="https://www.airbnb.com/users/show/202680296">https://www.airbnb.com/users/show/202680296</a></p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
12/11/2021	15.1 General Use Regulations; 15.2 Global Use Matrix; 15.3 Prescribed Conditions; 15.4 Use Definitions	I have been a super host, have tons of efforts, frustrations that I have gone through beyond just making a little bit extra cash through the short term. In a way, I am still continuing to do it because I'm able to help more people, contribute, and it's fulfilling. It'd be disappointing to see if short-term rentals are restricted in the charlotte region, and that'd in fact push me to a great financial loss as am completely relying on this income nowadays.	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
1/10/2022	15.1 General Use Regulations; 15.4 Use Definitions	Adult Use, Can a swingers club be allowed under Adult Use? The club would not have a liquor license and falls under all the other guidelines that says this type of Adult business is allowed	<p>UDO staff and consultants are reexamining language for potential modification in the next draft UDO.</p> <p>Updated 03/12/22: This type of use will be included in the next draft of the UDO.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
10/27/2021	15.3 Prescribed Conditions	Section KKK, Office Campus. This requirement seems based in a suburban office campus point of view. What is the benefit of requiring that supportive commercial uses be located to minimize outside customers? What if this building is close enough to someone's residence that they could satisfy some of their needs by walking here?	While a campus and its supportive uses are primarily to serve the operations of the campus, some campus uses may be available to meet the needs of the surrounding residents. If the intent for an area is not to primarily meet the needs of the campus users it would be more appropriately classified as a commercial or center place type and zoned accordingly.	No
11/2/2021	15.3 Prescribed Conditions	<p>This comment is in reference to Article 15, section 15.3, AAAA, Short-Term Whole-Dwelling Rental:</p> <p>I am a short-term whole-dwelling property owner and manager and would like to express some comments on the proposed UDO. While I completely understand the desire for some regulations, I would like to ask that you reconsider the 400 foot required distance between short-term whole-dwelling rentals, bed &amp; breakfasts, or rooming houses (Article 15.3 Use Regulations, Section AAAA, Numbers 2a and 2b). There is currently another property being used for short-term rental that is within 400 feet of my property. Since the UDO was not in effect when either property was acquired, I would either like to see: a) this provision removed from the UDO; or b) an option to be grandfathered in if properties were purchased before the implementation of the UDO. If not, this will result in one of the properties (either ours or our neighbor's) being unable to be rented as a short-term whole-dwelling rental, and potentially lead to discord between us as property owners if one of us is granted a permit and the other is not. We currently both rent to professionals who take great care of our properties. We have never had complaints from street residents, and we have a great relationship with the adjacent neighbors who reside on the street. Our guests respect all rules and do not have parties or allow additional guests in the residence. We make sure that both the interior and exterior of our property are well-maintained and our guests follow all rules and ordinance. We have provided housing for travelling health care professionals, military service members, corporate business professionals, and even a film producer since we began short term rentals in 2020. The guests we bring in help the neighborhood be safer and a more desirable place to live. Please reconsider this section of the UDO and either remove it, or allow grandfathering. Thank you for your time.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
11/17/2021	15.3 Prescribed Conditions	<p>My comments are intended to apply to Article 15.3 Principal Uses: Prescribed Conditions, Section AAAA (Short-Term Whole Unit Dwellings). As the owner and manager of short-term rentals I understand the community's desire for regulation, oversight, and accountability with regards to that use. I, along with my neighbors (including my mother and many long-time close friends of the sort that developed after living in a neighborhood for 15+ years), share the same concerns. In my circumstance, all of my neighbors know me personally and can reach me directly - but I know this isn't usually the case. Personally, I love to host guests in my home and birth city! But I don't operate a 'party house' - the kind of guests I get are: parents visiting children and grandchildren, patients from all over the world in town for a procedure or operation, neighbors' friends and relatives, people interested in relocating to Charlotte, contractors in town for a job, traveling nurses, people who can't bear to travel without their pets, and many other types of folks who prefer a homey touch and some space to stretch out over a busy and crowded hotel (especially in the post-COVID era) - So I worry about a few elements of the prescribed conditions, especially if existing permitted uses will have to meet these prescribed conditions to continue operation. First, there are other existing short-term rentals within 400' of mine, so I ask that the distance requirement be reduced or eliminated - or that existing use is securely grandfathered.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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11/17/2021	15.3 Prescribed Conditions	<p>Second, [regarding short term rentals] I am not comfortable with the idea of posting so much personal information “conspicuously” on the exterior of my home. I understand the need for police, fire, or medic to have that information, but surely it could be accomplished simply with a use permit number rather than the extensive list proposed? Most of the other information required should be a matter for the host to provide to the guest and should be ok on the inside of the home only. The other requirements I would be able to meet, though I fear many couldn’t. And I worry about how it will be administered (checked on), and whether only the rule-followers will be held accountable. My final comment is one of direction... over the last 10 years the short-term rental industry has grown immensely. I know I far prefer an Airbnb to a hotel when I travel. By passing such restrictive regulations around the operation of short term rentals the number of units will dwindle over time and fewer hosts will be able to offer this rewarding and highly desired ‘alternative’ travel lodging to visitors to our city. Considering the very large impact these regulations will surely have on the practice, I think a variance process should be included.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/10/2021	15.3 Prescribed Conditions	<p>Good afternoon. As a STR property owner I have concern with some of the language in this section.</p> <p>Part VII, Article 15 Use Regulations, Section AAAA, Number 2a and 2b - This section appears to disallow short term rental properties to be within 400' of each other. Adding this section would mean that either our property, or our neighbors STR would have to cease being a STR. Since this UDO did not exist when we purchased the property, adding it would obviously have a significant impact on one of the owners. At a minimum, existing STR owners should be excluded from this new proposed requirement. Also, we are concerned with the sign requirement requiring owners to post their name and telephone number. The outdoor sign would let potential criminals know that the property may be vacant (but fully furnished) or occupied by travelers and become a target for crime or robberies.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/10/2021	15.3 Prescribed Conditions	<p>In response to "AAAA. Short-Term Whole-Dwelling Rental" - As a short term rental property owner who has built a respectful business, the proposed regulations give me significant concern. This business saved my family when my husband was laid off and continues to take care of us. We respect our neighbors and add value to our community. We follow all federal, state and local ordinances and do not allow parties/events at our rental. The proposed regulation, as written, will severely impact a business I've spent 4 years building. I also feel that posting permits in windows will not be well received from neighbors. We keep our homes well maintained and unsightly signs will detract from the home and the community. Charlotte is an attractive city to visit and we've met some of the most wonderful people. There is great demand for short term vacation rentals in Charlotte. These regulations will make it difficult for the good hosts to continue operations and will not solve some of the problems they are meant to solve. I suggest adding some local hosts to the committee writing these regulations in order to get a clear prospective of the issues involved.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/14/2021	15.3 Prescribed Conditions	<p>Section 15.3, AAAA Short-term whole dwelling rentals, #2, 400 ft. separation between rentals in Neighborhoods 1 and 2. It appears this separation is intended for rentals in single family homes, but as written would apply to multifamily, too. Is this the case?</p> <p>And for instances where there are existing rentals within 400 feet of each other, what's the process for determining which property gets a permit? A lottery?</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/15/2021	15.3 Prescribed Conditions	<p>the proposed "Minimum 400 feet separation between a STR and any other STR, bed and breakfast, or rooming house". will cause conflict between neighbors who might be offering airbnb in their houses they occupy themselves.</p> <p>regarding "Requirement for a local manager, having an office or residence located within 30 miles of the subject property, to be available 24 hours per day": why not limit the distance to "within the lot" to avoid houses and apartments being misused as STR and driving prices up for long term rentals (by limiting its availability to STR). there could be a exception for people who want to make their otherwise main-residence available to STR when traveling (up to 60 days?). STR services like airbnb and vrbo are valuable additions for travelers and local residents, but need to be limited heavily.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/16/2021	15.3 Prescribed Conditions	I am against any regulations on STR, this will cripple any tourist or growth Charlotte has begin to see in the last couple years.	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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12/16/2021	15.3 Prescribed Conditions	I have a question about single room rental units. It says that any single room residence must be 1/2 mile of any other single room residence. Does this apply to someone doing short term rental in a guest bedroom? If so that will make it quite impossible for airbnb hosts who live near each other in a neighborhood and who offer guest rooms on airbnb.	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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12/18/2021	15.3 Prescribed Conditions	AAAA.2.A - I recommend we strike this language, as some short-term whole dwelling units supply housing for guests visiting residents of certain neighborhoods for which hotel and/or bed & breakfasts are not available. At a minimum, current short term whole-dwelling units should be grandfathered in as they were arranged before this ordinance would take effect, and may not currently be within 400 feet of another short-term dwelling unit (such as garage apartments in which the owner lives on-site.	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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12/18/2021	15.3 Prescribed Conditions	<p>AAAA.5 - I recommend that the parking space requirement apply only to short-term dwelling units with at least 2 bedrooms and those for which street-parking is limited, such as in a central/downtown business corridor. For one-bedroom short-term dwelling units, no additional parking spaces would need to be provided by the owner. This will allow the owners to provide a service to the community in the form of housing where otherwise it would not be available in a neighborhood. This service benefits the residents of a neighborhood who may have guests coming to Charlotte but do not have capacity to house them at their own residence. This promotes more tourism to Charlotte, with the additional revenues for other businesses as well, such as restaurants and shops. Without financially feasible short-term rentals in neighborhoods, the visitors to our city will likely decrease and/or choose to stay in hotels, further driving up costs to visit Charlotte.</p> <p>We want Charlotte to continue to attract residents and visitors - too many restrictions on short-term rentals will limit current owners and adversely impact the neighbors whose guests they are intended to serve. Let's remain a city that is vibrant and open to providing affordable short-term rental opportunities to visitors and guests of our residents.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/19/2021	15.3 Prescribed Conditions	<p>RE: section 15.3 Prescribed Conditions, I understand the concerns related to noise, parking and general concern of an Airbnb on property values. I believe the majority of the owners who self manage do NOT want a party in their property - we are in it for the growth not to lose money!!! If there needs to be further management from a government body, I believe the pressure needs to be on those locations where a 3rd party service doesn't actually manage the property except thru an AI and NOT penalize the owner/manager hosts. I imagine there are some owner/hosts that might violate this and NOT care about the property so a fine should be allowed. Being a host myself, this is a profitable business model that works and should not be penalized or restrictive when I personally do a good job of providing a positive experience for my guests and no parties.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
10/20/2021	15.3 Prescribed Conditions	Where are the prescribed conditions listed for 'reuse' in the UDO?	Reuse in itself does not have any prescribed conditions in the UDO. However, there may be requirements related to changes to an existing structure or changes from one zoning use category to another zoning use category.	No

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12/10/2021	15.3 Prescribed Conditions	Regarding the regulations on short term whole dwelling units, there should be a way for existing rentals to be exempt from the 400 feet distancing requirement. This is necessary in situations where two or more existing short term dwellings are within 400 feet of each other. These need to be grandfathered in somehow and allow for the 400 foot distance requirement to be implemented for new short term dwellings going forward.	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
12/10/2021	15.3 Prescribed Conditions	<p>I understand this UDO has severe restrictions on short term rentals. While I'm sure there are valid concerns about "party houses" leading to noise complaints, the scope of these restrictions throws the baby out with the bath water and seems more like a way to aid hotel chains and STR management companies than a genuine effort to cut down on noise in Charlotte neighborhoods. Wouldn't a ban on parties and wedding receptions, etc, combined with some sort of three strikes policy be sufficient to accomplish the stated goals? Requiring a 24 hour manager makes it functionally impossible to self- manage, robbing people with other full time jobs of an important revenue stream (and lining the pockets of professional management companies who typically take 25% off the top). Limiting STRs to one every XX of square feet serves no purpose - if the property is not throwing parties, and it's not creating excess noise, who is harmed by having too many properties in the area? No one. But by restricting these properties you hurt regular folks looking for a little extra income, not to mention potential visitors to the city, who will have fewer and more expensive options to choose from, and all the local businesses who benefit from those visitors to the city.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
12/16/2021	15.3 Prescribed Conditions	<p>I'm a homeowner in the Wilmore neighborhood. The Airbnb's are out of control. I have three currently adjoining my property. Airbnb corporate owners are gobbling up what little affordable housing stock we have left and monetizing it through rentals. It is a business operating in a residential neighborhood to the detriment of our community. One owner even added an ADU so that he could rent both the house and the ADU. There has been a lot of suspicious activity at the ADU and a drug raid happened there earlier this week. This isn't an issue in just my section of Wilmore it is throughout the neighborhood. I ask that the UDO does not grandfather in existing Airbnb's . The UDO should apply the 400 feet distance to ALL Airbnb's and correct the harm that Airbnb's have already done to the city.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
12/10/2021	15.3 Prescribed Conditions	<p>The short term rental requirements would drastically decrease the number of STRs in parts of the city. I live in a part with a high number of STRs and truly enjoy them; they are affordable places for people to stay nearby when visiting. Hotel prices are excessive during events; banning STR inventory will make this worse. It is inequitable and would price people out of coming to Charlotte for events.</p> <p>Why is the City looking to lower the number of STRs? They are not a nuisances. Does they City make more tax revenue of Hotel stays and property taxes?</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
12/10/2021	15.3 Prescribed Conditions	I'm a short term rental owner. I currently meet all requirements of proposed UDO. There is a home which is just over 400 feet away. I know there is a 400 feet requirement for short term rentals. Is there any discussion of grandfathering owners when UDO begins or will it be a race to file the permit? Thanks	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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12/16/2021	15.3 Prescribed Conditions	STR- these new regulations are not cost effective for the owners, with some renting out rooms/homes to help with bills	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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12/22/2021	15.3 Prescribed Conditions	<p>My question is in relation to my specific situation. I want to have a short term rental above the garage of a detached ADU. This is an undefined scenario in the code but yet a very common situation in urban residential neighborhoods.</p> <p>The section on bed and breakfasts does not apply nor does the section on on whole dwelling short term rentals. What is the plan to handle short term rentals in this capacity?; My question is in relation to my specific situation. I want to have a short term rental above the garage of a detached ADU. This is an undefined scenario in the code but yet a very common situation in urban residential neighborhoods.</p> <p>The section on bed and breakfasts does not apply nor does the section on on whole dwelling short term rentals. What is the plan to handle short term rentals in this capacity?</p>	<p>ADUs may be utilized as a whole-dwelling short-term rental as they would meet the proposed UDO definition for that use.</p> <p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/24/2021	15.3 Prescribed Conditions	<p>Hello. This pertains to Short term whole dwelling rental-15-28. I own a few short term rentals through Airbnb. The properties are well maintained and confirm with strict Airbnb guidelines concerning gatherings. Short term rentals have become the main stream of income for me. The main disagreement of the proposed rules is the 400 feet apart rule. I have adjoining and homes that are close to one another. This provision will severely limit the use of the properties. Short term rentals have been a good income avenue for me. I have good standing and communication with my neighbors. Please consider the ramifications of the short term rental owners that will be affected. Thank you</p> <p>Bill Stamos 704 806-9704</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/4/2022	15.3 Prescribed Conditions	<p>AAAA.2.a and AAAA.2.b</p> <p>The separation of one Short-Term Whole-Dwelling Rental from another rental by 400ft essentially eliminates entire urban neighborhoods from being able to rent. This seems like an unfair restriction to those who are in need of supplementing their income, especially in these times. It is prejudiced toward those who are unable to take advantage of this income resource just because someone else down the street beat them to it. This has kept many families from losing their home in these hard times by supplementing their income. Please remember these are individuals and not businesses.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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12/11/2021	15.3 Prescribed Conditions	As someone who lives in a townhome, very close to a neighbor who uses her townhome as an Airbnb, thank you for this 400 foot rule!	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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1/13/2022	15.3 Prescribed Conditions	<p>With reference to subsection - "AAAA. Short-Term Whole-Dwelling Rental" in 15.3 Prescribed Conditions section, I would like to comment about the two statements below-</p> <p>" 2. In the Neighborhood 1 and Neighborhood 2 Zoning Districts: a. A short-term whole-dwelling rental shall be separated by a distance of at least 400 feet from any other short-term whole-dwelling rental. b. A short-term whole-dwelling rental shall be separated by a distance of at least 400 feet from any bed and breakfast or rooming house." The above two rules would create an unfair advantage among people of Charlotte. Consider a scenario where two neighboring property owners, where the properties are not 400 feet apart, want to get permits for short term rentals. How would such a scenario be handled if the permits were applied simultaneously? What if one of the neighbors had his/her permit already and the other neighbor would want to apply for one too? Would it not create an unfair advantage in favor of the first one who applied for the permit? As there is no mention of the permit term limit, the first one to apply will always remain first and thus can have a huge advantage on the short term rental business? Consider another scenario where there is a vacant lot beside a house which has the short-term rental permit. If the vacant lot property owner wants to build a house for short term rental, can he still do that? The above two limitations can cause various problems and unfairness issues among property owners or small business owners in the City.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/12/2022	15.3 Prescribed Conditions	<p>My name is Wynn and I'm a business owner managing Airbnb's for others as well as renting private apartments and homes (with the approval and authorized permission of the property owner) to sublease for short term stays via a commercial lease. My concern is the minimum 400 feet separation between any other STR. I manage 4 apartment units that gives me a full time income through Airbnb all within the same area. I am aware there others doing the same business in the same area as mine and are doing just as well because of the demand. Keep in mind, this isn't to compete with one another but to offer more choices for the modern traveler especially if there's a huge demand in the area. I believe if the city puts restrictions on the locations of our Airbnbs because of this 400 ft rule, it will only lessen the number of options that a traveler can choose from especially during peak season. I believe this interferes with our free enterprise which will allow business owners and entrepreneurs to choose the best location for their short term stays regardless of the 400ft rule. And this will affect reduce the choices that a consumer traveler can choose from. Thank you.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/12/2022	15.3 Prescribed Conditions	<p>Short-Term Whole-Dwelling Rental; Short-Term Whole-Dwelling Rental:</p> <p>Please reduce 400feet limit to 200 feet to allow airbnb properties to co-exist without too much conflict. Thank you</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/11/2022	15.3 Prescribed Conditions	<p>Yes, I would like to say that I was disappointed to find out Charlotte wants to regulate STRs. Are there really any serious issues for the size of the market here in Charlotte? Airbnb has a community center/phone for neighbors and hosts to call in anything unusual and disruptive. Our field manager has all the host names with their address of the place, so I ponder why the city of Charlotte is going to require each of us to get a license? I have no other reason to believe that this is a dollar grab. Many STRs bring in tourism and I know 3-4 years ago hotels were booked for basketball tournament and STRs saved the day. STRs give back to the community and help small business, I know I do. And why the 400 feet regulation? Regulations are going to hurt folks who need an income and disappointed that Charlotte council would even consider hurting the community. Let us find ways to work together instead of regulating and finding ways to make it tough to earn a living. I seek to understand. Thank you for listening.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/11/2022	15.3 Prescribed Conditions	<p>Charlotte is facing a major influx of new residents and home buying is a very time consuming activity that can take a couple of months or many months. While new people transition into or out of Charlotte, they need temporary accommodations to help them during their transition, without having to sign a 6 month, 10 month or 12 month lease. Airbnb helps these people to live comfortably in a furnished place without getting stuck in a lease they will have to break and have to furnish just to stay in it. Please support Charlotte’s rapidly growing community by not making this difficult on those coming and going.; These new proposed regulations could mean a much more difficult time for incoming new residents to afford temporary living while looking at home buying or even apartment rentals. When you enforce regulations like this, you force people to pay for higher cost hotels (maybe that’s who is behind this) or to be stuck in a long term lease when they aren’t even sure where they want to live yet and need a little while to learn the area. Charlotte is facing unprecedented growth, are we really trying to make it even more difficult for these new neighbors to land softly as they try to navigate this extremely difficult housing market? Some people even use short term stays as a way of affording the increasingly expensive Charlotte living on a fixed income. Do you really want to hurt the good people of this city and new ones coming by making Charlotte even more restrictive to find a place to call home, even if temporarily?</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
1/9/2022	15.3 Prescribed Conditions	<p>I am a short term rental property owner and manager and would like to express some comments on the proposed UDO. While I completely understand the desire for some regulations, I would like to ask that you reconsider the 400 foot required distance between short-term whole-dwelling rentals, bed &amp; breakfasts, or rooming houses. There is currently another property being used for short-term rental that is within 400 feet of my property. Since the UDO was not in effect when either property was acquired, I would either like to see: a) this provision removed from the UDO; or b) an option to be grandfathered in if properties were purchased before the implementation of the UDO. If not, this will result in one of the properties (either ours or our neighbor's) being unable to be rented as a short-term rental, and potentially lead to discord between us as property owners if one of us is granted a permit and the other is not. I would also like to see the requirement for some of the information on the outdoor sign (specifically the name and telephone number of the local manager, and the maximum number of overnight occupants permitted) be eliminated. I'm worried that this information on an outdoor sign would indicate to potential criminals that a property may be vacant (but fully furnished), or occupied by travelers, and may become a target for crime or robberies. I would prefer to see a provision requiring that the contact information of the local manager be shared directly with immediate neighbors of the property as that is something that we already do as responsible short term rental hosts. The level of insurance requirements are also concerning and I would like to see those removed as I believe property owners should be able to determine their own level of liability.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
1/20/2022	15.3 Principal Uses: Prescribed Conditions	<p>UUU. Restaurant/Bar listed conditions seem very limited when compared to existing zoning regulations for eating, drinking and entertainment uses. There is no longer any distinction between restaurants that don't serve alcohol (type I) and do serve alcohol (type II). The separation requirements from properties zoned residential (neighborhood 1 place type) that is in the current zoning ordinance is missing completely from the current UDO. Is it true that there are no separation requirements for restaurants from neighborhood 1 properties?</p> <p>Section UUU parts 1 and 2 seem to imply that there is no outside entertainment allowed for restaurants / bars and they must be within a permanent enclosed area. Will recorded music, live music or even televisions be allowed outdoors at restaurant/bars? That does not sound reasonable. And if it is allowed, what protections are there from these areas being located directly adjacent to to a neighborhood 1 place type.</p>	<p>Updated 03/12/22: The UDO uses the approach in the TOD district and doesn't differentiate between Type 1 and Type II. There are no separation requirements. However, there are standards for outdoor seating/activity areas that would apply if those were associated with a restaurant.</p>	<p>No</p>

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1/20/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 1 of 7) This letter is about old homes in a single family neighborhood. The company gets as many vacationers as possible, they blow in on Thursday night and leave on Sunday mornings. All the time in between is drinking, drugs and whatever they want. On Lake Wylie. Its party weekend. They rent boats, jet skis and invite other boaters over and the cove is filled with drunks bobbing up and down in the water. They persist to want to take our jet skis. Our 11 yr old grand daughters are not safe to be on our own property in fear of one of the vacationers trying to offer them a ride of their life on the pontoons or jet skies. Someone will get killed before anything happens. Its always the few that make it the worst for everybody else. Try having a STR on both sides of your property?? FUN FUN FUN Short term rentals, 3-5 days? Have no issues with people owning property and renting it. Had plenty of them, in the properly zoned area, rentals units, with much oversight. Short term--30 days is to much? Then that's why they have hotels and MYRTLE BEACH. go there and vacation. not in our face. you want a horror house on each side of you? Who checks these people out? Search the internet. Find the articles. Owners die. neighbors killed. Find a properly zoned area to have your STR. I should not have to put up with it. Figure it out. SELL Prices are at all time highs, like most of your short term renters (VACATIONERS) are !!!</p> <p>We write this letter to bring to your attention what we feel is an escalating trend which has been a direct assault on our neighborhood, Airbnb and Vrbo short term rentals. We feel that we are losing our rights to live in a safe and peaceful neighborhood.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
1/20/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 2 of 7) When we purchased our home over eight years ago our neighborhood was safe and peaceful. Since a company purchased 8637 and 8615 Island Point Road, reconstructed both properties and turned them into Airbnb and Vrbo short term rentals things have changed. The neighborhood has experienced continuous disturbances and crime since the Airbnb and Vrbo short term rentals have been in business.</p> <p>During the reconstruction of the house on 8637 Island Point Road we were told by the owner that the reconstruction was for HIS family to use. When asked if the house at 8637 was going to be rented, his response was “only to family”. With ads on Vrbo and Airbnb websites describing the property as a four-bedroom rental, the “only to family” statement is obviously a deception. The tax maps show that 8637 was last sold as a two-bedroom house.</p> <p>The owner of these properties owns a construction company and does all his own work, usually without filing for permits. If he is caught, he then files. Is there any penalty for that practice? There should be. He has demonstrated this practice time and time again. That suggests a full investigation into his construction company should be open. He has now subdivided 8637 Island Point Road with the intention of building another Airbnb or Vrbo short term rental. He is claiming this new house as his primary residence. Our research indicated he owns other properties which are also listed as a primary residence. How many primary residences is one person allowed to list? Aren’t there tax implications to this? Our understanding was that we moved into a neighborhood that is zoned as “single-family” and not zoned as commercial. Is the property owner of 8637 Island Point Road paying taxes on his income from running a business at 8637? Is the property owner paying business taxes?</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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1/20/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 3 of 7) Has the property owner filed the appropriate forms for running a business at that address? Is there any licensing or permitting required to run a rental in the middle of a residential area? There should be. What rights as homeowners do we have to protect our neighborhood?</p> <p>During the reconstruction of the house on 8637 Island Point Road we never saw a permit box or any permits displayed. The subject house was converted from a two-bedroom house into a four-bedroom house. It is highly unlikely that the extra burden on the septic system was accounted for and runoff into the lake is likely occurring. For over a year construction debris remains in the roadway in front of our driveway. The owner attempted to build an expansive deck on Lake Wylie without permits. Fortunately, he was stopped by authorities. The owner repeatedly demonstrates complete disregard for doing things legally or per code. Imagine if everyone did that.</p> <p>The owner of 8637 Island Point Rd has now subdivided that property to 8637 and 8700 Island Point Rd. He has files for a shallow drip septic system for 8700 so he can build another rental property. Our property (about 1.2 acres), which is next door to 8637, has a similar shallow drip septic system. The property on the other side of the newly subdivided 8700 is about 4 acres and doesn't perk for a septic system. We have an expansive double-deck shallow drip field for our four-bedroom home. With our knowledge of shallow drip septic systems, we are finding it very difficult to understand how such a system to support a large house could fit onto that property. We feel an investigation with oversight should be considered.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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1/20/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 4 of 7) We have not kept detailed accounts of all the violations committed at 8637 and 8615 Island Point Rd because we did not anticipate that these disturbances would become an ongoing problem. We now know the truth. Below are some of the disturbances that we have endured. To be completely clear, although we feel the renters should be respectful of the surrounding neighborhood and should be held accountable for their actions, we place ALL the responsibility of the renter's actions squarely on the owner of 8637 and 8615 Island Point Road.</p> <p>Disturbances:</p> <ul style="list-style-type: none"> <li>· Renter roaming around the neighborhood and ultimately breaking into our neighbor's home.</li> <li>· Renter trying to enter the same home.</li> <li>· Renters trespassing onto our property (several times).</li> <li>· Renters using our boat dock.</li> </ul> <p>· Weekend renters. Groups of 15 to 30 (maybe more) people partying until as late as 3:00 am, being loud with total disregard of the neighbors. The rental owner continually rents to these large groups. I have approached the various groups several times to ask if they can be quieter so we can sleep and was greeted with foul language. The police department was called several times. I never saw them respond. I no longer approach the renters in fear of violent actions. Substance abuse was clearly evident.</p> <ul style="list-style-type: none"> <li>· Substance abuse has been clearly evident several times.</li> <li>· I have called the rental owner several times asking him to deal with the late and loud behavior of the renters. He has never returned a call. Once again demonstrating a total lack of regard for the neighborhood.</li> </ul>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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1/20/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 5 of 7)</p> <ul style="list-style-type: none"> <li>· Often there are 8 to 10 cars in their driveway and around the area. They come and go until early morning and are very LOUD.</li> <li>· Several cases of partially blocking our driveway.</li> <li>· Super bright exterior lighting that illuminates the inside of our home.</li> </ul> <p>· On one occasion the renters were playing in the street and on other's private properties in front of the rental house.</p> <p>· On one occasion the group was very loud waving banners and being quite rowdy. How can we be sure of their intentions? Shouldn't we feel safe in our own homes?</p> <p>· Due to large groups of renters congregating near our property we are uncomfortable walking around our own property due to health (Covid-19) concerns. No masks are worn by renters in direct violation of county guidelines.</p> <p>· Several times, large bonfires. I have witnessed fires 20 feet high. This entire area is wooded. I doubt they have a safe fire pit to contain the large fires or extinguishing equipment if it gets out of control. Furthermore, we have had our home full of smoke fumes during these fires. On one occasion the fire department was called because the flames were so high, I was in fear of a disaster. I called the property owner so he could rectify the problem. Once again, he did not return my call. Once again, he demonstrates total lack of regard for the neighborhood.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p style="text-align: center;">Yes</p>

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1/20/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 6 of 7)</p> <ul style="list-style-type: none"> <li>· There is no indication that anything will change.</li> <li>· There is much more, but point made.</li> </ul> <p>We do not feel it is our responsibility to police the renters. It has become obvious that the property owner does not care or want to assume any responsibility for the neighborhood disturbances. We are genuinely concerned for our safety, the destruction of our neighborhood and the effects on our property value. 8637 should be restored back to being a single-family dwelling with no or limited (long term only) rentals. We will settle for no less. The owner of 8637 and 8615 (and soon to be 8700) Island Point Road has left us with no choice but to take action and contact our representative. Ordinances and laws governing short term rental must be put in place or amended to clamp down on this flagrant disregard of preserving a safe and peaceful neighborhood.</p> <p>Many of the same issues and complaints also apply to 8615 Island Point Road. We have witnessed extensive house reconstruction without permits from a four-bedroom house to an advertised eight-bedroom house. Expanded lake dock without permits and what appears as sub-par construction. Construction late into the night (11:30 pm) with total disregard to the neighbors. Construction vehicles blocking the street and leaving a mess. We have experienced loud parties into the early hours of the morning and vulgar language. On several occasions we have been startled by uncontrolled fireworks. The rental owner has verbally insulted our neighbor.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p style="text-align: center;">Yes</p>

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1/20/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 7 of 7) If short term rentals are allowed to spring up anywhere without any oversight this destruction of neighborhoods can happen anywhere. Just imagine moving into a nice quiet neighborhood, investing time and resources into your property to enhance the neighborhood, befriending neighbors only to have someone buy the house next to you and convert it into a hotel. This very occurrence has happened in our neighborhood.</p> <p>We strongly support that a moratorium be placed on any new construction in our neighborhood until safeguards are put into place to protect us. There must be strict oversight on rental properties in single family areas. Rental property owners should be required to register their rental business and follow strict guidelines which limit short term rentals. Furthermore, rental property owners should assume complete responsibility for any and all violations. Corporate ownership should not be allowed. Business tax laws should apply.</p> <p>We are grateful for any help or advice about how we can reclaim our neighborhood. We are deeply concerned about the future of our neighborhood.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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1/14/2022	15.3 Principal Uses: Prescribed Conditions	<p>AAAA.2.a and AAAA.2.b</p> <p>I don't agree with adding a limitation of not allowing a Short-Term Whole-Dwelling Rental (STWDR) from being separated by a distance of at least 400 feet from any other STWDR, bed and breakfast, or rooming house. The same limitations don't apply for bed and breakfast or rooming houses. I don't see why STWDR would be uniquely separated and have this additional limitation.</p> <p>The use of the STWDR is in similar alignment to a single family dwelling. There generally isn't an increase in occupancy or property usage from a single family dwelling. There generally isn't increased need for parking. There isn't generally an increased amount of to and from traffic. Guests of an STWDR use the space as they would their own home, just as a rental unit. Why the need to keep them separated from each other when usage is the same as a single family dwelling? This is unnecessary regulation that doesn't provide any benefit.</p> <p>I have no issues with any other item within this section (15.3.AAAA) other than those listed above. The other sections feel fair to maintain guest safety and documentation.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
1/27/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 1 of 2) Having read most of the comments, it seems people are confused with the meaning of STR. short term Rental. It addresses mainly the many problems that occur with VRBO and AIRBNB Vacation rental by owner is a major problem all over Mecklenburg County. Our neighborhood is run over with what ever you wish to call them. I understand some people do it correctly, but in our situation, having 8 or so, door to door in a single family neighborhood is totally unbearable. The companies allow anybody to rent for min 4 days, usually Thursday through Sunday. Its PARTY ON all 4 days. All kinds of events, as many friends come to party, drugs , vehicles blocking streets, you name it, it happens. Theft, burglary, tresspassing etc. etc. We are in our 3rd decade of living where we are. Finally get to retire and enjoy the grand kids. But these companies come in, lots of money, then convert the homes on acre lots to party central. We don't have a HOA. Our circumstances are different. We too live on Lake Wylie, and you would not want to see what we have to tolerate. The parties, the rentals of boats, jet skis, the drunks. its terrible. We are over run every weekend by party goers, its as if they get together every weekend and pick another location to disrupt. Sure, we call the police, they don't come.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
1/27/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 2 of 2) I can understand your issues, but something needs to be done to prevent this from occurring.                      Why is it wrong to have proper paperwork?                      Proper notices? Inside the home.                      People in charge 24/7? what about that main water line broken? call 911? wait til the morning??                      You have to get a drivers license!                      you have to go the speed limit!                      You have to have insurance on your vehicles.                      You have to get a permit to build the house.                      You have to fill out lots of paperwork to get the house. You have to make the payments                      Sure, your neighbors don't want just anybody staying next door. Rapists? Drug deals going down.</p> <p>Try to see the other side of the problem, and help find solutions instead of just wanting the money. There are rules for a reason. This issue is being addressed because there is a HUGE PROBLEM with STR, or VRBO, or AIRBNB in Mecklenburg County. Do some investigating into the problems and you will find out a whole lot of information.                      to my knowledge, there is no application at this time to prove anybody was or is a STR or VRBO OR AIRBNB.                      Ask your neighbors how they feel to have new neighbors every weekend!!; 15.1 get educated on what happens in VRBO and AIRBNB when there is no oversight watch this  <a href="http://airbnbwatch.org/">airbnbwatch.org/</a> its coming to a neighborhood near you</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/27/2022	15.3 Principal Uses: Prescribed Conditions	<p>15.3 Principal Uses: Prescribed Conditions Comments:AAAA. Short-Term Whole-Dwelling Rental</p> <p>2a. There are two issues with this. 1) How can a short term rental operator know of what other short term rentals are within 400 feet? Will the city provide a map or some type of tech solution to determine this? Let's say I want to buy a property for this purpose, how can be sure my property will be compliant if I don't have a way to determine this. Platforms like Airbnb conceal the exact location of listings on the map by giving a general radius of the location. So this seems like it would be difficult to comply with, without some type of publically accessible technology platform that shows the exact location of short term rentals in the city so that prospective operators can find opportunities to purchase properties that are not within 400 feet of other short term rentals.</p> <p>2) I have a number of short term rentals that are directly next to other short term rentals already. How does this affect us and how does the city equitably determine who can get a permit? We have both operated our rentals without issue for years, and now this ordinance would potentially put one or both of us out of business at these addresses. Is this a thing where the first person to apply and get approved gets the permit and the other has to give up their right to rent their property as they choose? Will there be a grandfathering for these scenarios? This seems a bit overreaching and has some unintended consequences that need to be thought through a bit more. I see issues of equity and fairness that are concerning here.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
1/26/2022	15.3 Principal Uses: Prescribed Conditions	current ordinance requires public safety facilities on a Collector rd. Is it intentional that this is not in the UDO? If you intend to add it back we need CDOT to respond to the roads incorrectly changed back to 'local' roads on the Street Map	<p>Updated 03/12/22: This will be updated in the next UDO draft.</p> <p>Updated 04/14/2022: To clarify the previous update - The facilities currently listed as requiring access on a collector road will updated to reflect the same condition in the second draft UDO.</p>	Yes

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1/10/2022	15.3 Principle Uses: Prescribed Conditions	<p>Article 38.7 for permits. We recently purchased a townhome with the opportunity to rent out a room. This makes affordable for hoa and other fees. I saw a 400 ft space for airbnb rentals. So if my neighbor rents for airbnb does this mean I would not have option to rent since they are next door? Airbnb jas given Charlotte the opportunity to host major events die to lack of hotel space and giving tourists additional options. This will have a significant impact not only on people trying to offset bills and make additional income but could put more people out of thier homes. Before imposing more restrictions and fees, I would hope the council would work on housing for the Charlotteans who have been here their whole lives and been displaced from rising taxes and rezoning to get developers and non-residents rich while people who service and live here struggle.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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1/10/2022	15.3 Principle Uses: Prescribed Conditions	<p>(Part 1 of 2) Hello - just wanted to provide some thoughts / input on the proposed short-term whole-dwelling rule modifications. My wife and I own a short-term rental unit and have taken significant steps to vet our tenants and ensure that neighbors are not negatively affected. While I realize that there have been some bad actors and people negatively affected by the current system, it seems to me like the proposed modifications are overly punitive to responsible parties. A few thoughts below:</p> <p>1) For short-term rentals allowed in units already governed by an HOA, it seems like there are already mechanisms in place to prevent irresponsible owners from operating - I would argue that punishing responsible owners (especially those subject to existing HOAs) doesn't feel like the right path forward</p> <p>2) Charlotte is a rapidly growing city and one of the most common requests we receive is from people who "want to see what Charlotte is like" before moving, and I'd argue that short-term rentals provide a perfect opportunity for them to do so. Anecdotally, we've had folks that have rented for a short period of time to scope out the city and then, after a great experience, later rent for a slightly longer period of time after they've decided to move and are looking for a permanent residence. Often, hotels are not located in areas of the city in which folks are looking to establish permanent residences, meaning that people looking for this experience are not well-served with other options to get a great "feel" for the city.</p> <p>3) I'd envision that enforcement for these regulations would present the city with significant administrative difficulty. To be brief, good actors (who were likely not contributing to the concerns behind these regulations in the first place) will likely comply while bad actors likely will not, meaning that the underlying problems manifesting themselves in these regulations may not be addressed.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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1/10/2022	15.3 Principle Uses: Prescribed Conditions	<p>(Part 2 of 2)</p> <p>While I can certainly appreciate that some have been negatively affected by problems from irresponsible short-term rental owners, I don't believe the proposed regulations are the best way to address them. The debate is certainly nuanced, and I'd be happy to have a discussion with a representative of the UDO to provide additional input / feedback. I moved to Charlotte in 2014 (more or less sight unseen) and have loved living in and watching the city continue to grow, and I want to see that growth continue and the area to prosper.</p> <p>Best,</p> <p>Joe</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
1/11/2022	15.4 Temporary Uses	<p>15.4- Temporary Uses</p> <p>B. Mobile Food Vendor</p> <p>The regulations for this activity do not appear to be aligned with the current EDEE standards—which focus groups and stakeholder groups worked to establish?</p>	<p>These standards are consistent with the updated approach in the Transit-Oriented Development (TOD) Districts implemented in 2019.</p>	No

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1/21/2022	15.4 Temporary Uses: Prescribed Conditions	<p>(Part 1 of 2) In reference to 15-28 AAAA Short Term Whole Dwelling Unit, in purchasing and owning multiple properties that have guests staying some times for 3 days and some times for 90 days in the same property, I feel this ordinance misses the mark on how consumers are actually choosing to live.</p> <p>In addition, it's assumed that a guest who stays for less time is more of a nuisance than one who stays for an extended period (over 30 days), yet this has not been proven in our data.</p> <p>As a technology company in Charlotte, we would be willing to partner with other interested parties to build a proper registration system for all rental units which wish to be able to permit short term rentals, but also to integrate further to provide details on each stay by integrating into a city system that we would help create which ensures the City (and authorities) know who is booked in each property, for how long, and if desired, how much they are paying (for tax purposes).</p> <p>By registering the actual booking guest's name and details (utilizing tech we have today that verifies name to identification), it would further deter bad actors from staying in properties (the actual problem) and help with verification of responsible parties for damages, violations, etc. Additionally, the city could better understand how many guests that are booking on platforms like AirBnB or VRBO are staying for days, weeks, months, or years as these platforms become more than just booking platforms for short term stays.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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1/21/2022	15.4 Temporary Uses: Prescribed Conditions	<p>(Part 2 of 2) Lastly, some rules such as 24/7 local managers and 400ft between licensed properties we believe misses that mark on the actual problem.</p> <p>On Local management, we think this is too reactive. Our suggestion would be to require 24/7 active monitoring of sound and guests to detect events and noise violations before complaints occur. We use technologies that average \$250 per property to enable this. We can detect when more than the registered number of guests are on the property, we can set quiet hours and detect decibel levels in our homes...all in a privacy centric fashion that does not utilize video monitoring or other invasive means. Our suggestion would be to require 24/7 monitoring with local management that can react when necessary.</p> <p>Lastly, the 400ft rule seems arbitrary. We have two townhomes next to each other and our tenants are great guests and contribute to the community. We believe with the proper registration system that registers not just the property itself, but requires that managers or platforms provide real-time updates on who is staying in properties and that their ID has been verified will create a safer environment for neighborhoods and embrace the current desire for a more nomadic lifestyle by the new workforce that can be remote and is choosing to try Charlotte NC before buying.</p> <p>Detering short term rentals only works to deter this new generation and workforce from trying our great city. We believe Charlotte should be on the forefront of using technology and intelligent regulation to embrace the nomadic lifestyle and the digital natives that can become our future city leaders once they have had the chance to explore and enjoy all Charlotte has to offer.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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10/27/2021	15.4 Use Definitions	Section 15.4, F: I note that the City has decided not to create a Temporary Indoor Event permit, which other NC jurisdictions address via zoning permit.	We do not recommend creating such a permit for indoor activities.  Updated 04/14/2022: To clarify the previous update - Staff does not feel such a permit is necessary, and may also be an unnecessary extra step, as such activities should be accommodated by the allowed uses of the zoning district.	No
10/27/2021	15.4 Use Definitions	Section 15.4 F(5) - define more clearly: is an event that occurs on three subsequent weekends and is not taken down in between (a) one 22 day event or (b) three two day events? If you intend the former, you are prohibiting numerous events during the course of the year that occur in series.	The following language that is found in the draft is designed to provide the desired flexibility: "The Zoning Administrator is authorized to extend the duration of the temporary outdoor entertainment permit beyond 14 days if there is a unique situation that warrants a time extension."	No
11/26/2021	15.4 Use Definitions	PLEASE fix the column headings. These charts are useless if the column headings are not on the top of every page; campgrounds should not require a Conditional rezoning	The column headings will be added to the next draft of the UDO.  Campgrounds are a unique use not necessarily compatible with surrounding residential properties in all circumstances.	Yes
11/26/2021	15.4 Use Definitions	Farms need to be allowed in EVERY zoning category to comply with state law	UDO staff will review this with the City Attorney's Office.  Updated 03/10/22: Bone fide farms will be added to the ordinance and allowed in all districts in the etj, consistent with state law.	Yes
11/26/2021	15.4 Use Definitions	pg 15-16 What is the rationale for mandating 400' separation for in home child care?	This separation is carried over from the existing zoning ordinance standard for this use and is intended to mitigate clustering of these uses in residential areas.	No

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
11/26/2021	15.4 Use Definitions	page 15-18 In order to increase density & encourage infill why are you limiting duplexes in the N2-B zoning?	The N2-B zoning districts, as well as all of the rest of the N2 zoning districts, are intended to allow a range of moderate to high-intensity residential development types, such as townhomes and multi-family. Duplexes, while still allowed in some circumstances in the N2-B zoning district, are generally a low-intensity residential development form.	No
11/26/2021	15.4 Use Definitions	page 15-18 Quadraplexes can also be townhomes of 4 units. more definition is needed to figure out why the limitations for these housing types only on the Busier Arterial. And Under what statutory authority do you have the right to mandate the sales prices of a dwelling unit (TH)?	<p>Quadraplexes and townhomes are defined differently in the draft UDO. In the draft UDO townhomes consist of five units or more.</p> <p>The limitation of quadraplexes to be located on arterials applies only to the Neighborhood 1 Zoning Districts.</p> <p>UDO staff will review statutory authority with the City Attorney's Office.</p>	<p>No</p> <p>TBD - On statutory authority pending review with City Attorney's Office.</p>
11/26/2021	15.4 Use Definitions	page 15-19 Farms has no definition. § 160D-903 exempts bonafide farms from all zoning. Need to vet these limitations - across all zoning categories- with the law.	<p>UDO staff will review this with the City Attorney's Office.</p> <p>Updated 03/10/22: The definition of farm is found page 15-45. Bone fide farms will be added to the ordinance and allowed in all districts in the etj, consistent with state law.</p>	Yes
11/26/2021	15.4 Use Definitions	Where are jails/ prisons allowed?	The current draft UDO allows jails/prisons (correctional facilities) via an approved rezoning conditional plan in the ML-1, ML-2, and UC zoning districts.	No

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
11/26/2021	15.4 Use Definitions	page 15-23 UDO consistently uses Micro-production but never mentions the use of 'production of alcohol.' why the distinction?	<p>Micro-production of alcohol is permitted in more zoning districts but with more prescribed conditions.</p> <p>Updated 04/14/2022: To clarify the previous update - As referenced, the production of alcohol, while not explicitly mentioned, would be considered a general industrial use and allowed in all zoning districts where those uses are permitted.</p>	No

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
11/26/2021	15.4 Use Definitions	pg 15-28 , 29, 30 Whole House rentals. several provisions violate Session Law 2019-73. Requiring the excess parking takes out more trees & can't be in the setback. Outdoor signage is a privacy violation. Prohibiting variances from the UDO is capricious. section 7 (violations of code) does not comply with state law. Requiring General Liability insurance is a personal matter not required of any other use in the City. Record keeping has no nexus for the rule.	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
11/26/2021	15.4 Use Definitions	SRO's should be encouraged more than these Prescribed Conditions would indicate.	Thank you for your comment. Do you have any specific recommendations for changes to the prescribed conditions?	No
11/26/2021	15.4 Use Definitions	where are stadiums & Arenas allowed?	The current draft UDO allows stadiums via an approved rezoning conditional plan in the CR, ML-1, RAC, UE, and UC zoning districts. This is noted in the Use Matrix Table 15-1, which begins on page 15-2.	No

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
11/26/2021	15.4 Use Definitions	vehicle dealerships and rentals should not be limited to 2 acres	This restriction only applies to outdoor vehicle dealerships in the CG (General Commercial) district. It does not apply to the CR (Regional Commercial) district, where large dealerships are anticipated to be located.	No
11/26/2021	15.4 Use Definitions	pg 15-35 Temporary contract office/ yards should not need a zoning use permit. no reason to limit to 1 bldg - especially if it's a very large construction site (B of A stadium as an example). sometimes Barbed wire is needed to control theft. remove that prohibition	<p>These standards are similar to current zoning requirements. UDO staff and consultants are reexamining this limitation on one temporary office per site for larger sites and for barbed wire fencing for potential modification in the next draft UDO.</p> <p>Updated 04/14/2022: To clarify the previous update - Staff will update the language of the second draft UDO to accommodate conditions for multiple temporary contractor's offices on larger sites and to strike the prohibition of barbed wire fencing.</p>	Yes
11/26/2021	15.4 Use Definitions	page 15-36 & 37 ADU- #6c makes no sense. not clear if you can or can not be in the rear setback. it says it both ways	UDO staff will clarify this language in the next draft.	Yes
11/26/2021	15.4 Use Definitions	pg 15-37 Home occupation. #8 needs to be deleted. what is the difference in an employee coming to get a paycheck at the Home occupation of the owner going tho their home to drop of the paycheck. (or pick up or drop off supplies, etc)	<p>UDO staff and consultants are reexamining this condition for potential modification in the next draft UDO.</p> <p>Updated 04/14/2022: Staff has reexamined this comment. The referenced condition exists in the current zoning ordinance and staff feels it is appropriate language to carry forward into the UDO with the intent to preserve the residential character of neighborhoods.</p>	No

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11/26/2021	15.4 Use Definitions	#11, 12 &13 need to be deleted. vehicle rules are elsewhere & requiring appointments & # of appointments is excessive & unenforceable. #14 would encompass anyone who sells stuff off Facebook marketplace, for example. This needs to be deleted. # 15 is undefined and needs to be deleted as overly broad;	UDO staff and consultants are reexamining this language for potential modification in the next draft UDO.  Updated 04/14/2022: Staff has reexamined this comment. Staff will amend the language for the second draft UDO to expand the hours whereby business with visitations may be conducted at the home. Staff will also amend the vehicle language by striking vehicle references but maintaining references to equipment. Staff feels the language references of #13, 14, & 15 are appropriate with the intent to preserve residential character of neighborhoods.	Yes
11/26/2021	15.4 Use Definitions	All definitions need to be in the Definitions Article. this is unnecessarily cumbersome to hide definitions in some Articles , but not is all Articles	A select few articles of the UDO have article-specific definitions that apply only to that article. As such, those definitions are held separately from the general definitions. Staff will add a sentence to Article 2 to clarify this approach.	Yes
11/26/2021	15.4 Use Definitions	the definition & drawing of Multi-Family Dwelling Attached does not match the North Carolina Residential Code for One- and Two-Family Dwellings nor § 160D-702	Multi-Family Dwelling Attached is not the same dwelling type as one and two-family dwellings.	No
11/26/2021	15.4 Use Definitions	changes to the restaurant/ bar outdoor seating need to be revisited. We should encourage outdoor seating where appropriate. not make it harder	Updated 03/12/22: The outdoor seating/activity area standards are designed to allow this use while minimizing the impact on nearby residents. Please provide any standards that you think should be reconsidered.	No
12/23/2021	15.4 Use Definitions	My comments pertain to section 15.5.G. A question: will "Outdoor Sales & Displays" include local Farmers Markets - such as the current Cotswold Farmers Market? I currently do not see in the UDO Draft 1 any mention of Farmers Markets being allowed to operate on the campus of churches/houses of worship. In Draft 2, could this be clarified? Thank you!	UDO staff and consultants are reexamining this for potential modification in the next draft UDO.  Updated 04/14/2022: Staff agrees with this comment and will amend the second draft UDO to accommodate these type of activities on a temporary basis.	Yes

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1/11/2022	15.4 Use Definitions	campgrounds should not require a Conditional rezoning	Campgrounds are a unique use not necessarily compatible with surrounding residential properties in all circumstances.	No
1/11/2022	15.4 Use Definitions	pg 15-16 What is the rationale for mandating 400' separation for in home child care?	This separation is carried over from the existing zoning ordinance standard for this use and is intended to mitigate clustering of these uses in residential areas.	No
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1/11/2022	15.4 Use Definitions	sometimes Barbed wire is needed to control theft. remove that prohibition	UDO staff and consultants are reexamining the prohibition of barbed wire fencing for potential modification in the next draft UDO.  Updated 04/14/2022: To clarify the previous update - Staff will update the language of the second draft UDO to strike the prohibition of barbed wire fencing.	Yes
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1/11/2022	15.4 Use Definitions	changes to the restaurant/ bar outdoor seating need to be revisited. W e should encourage outdoor seating where appropriate. not make it harder	Updated 03/12/22: The outdoor seating/activity area standards are designed to allow this use while minimizing the impact on nearby residents. Please provide any standards that you think should be reconsidered.	No
10/27/2021	15.5 Accessory Uses: Prescribed Conditions	15.5 isn't a choice above --- but: 15.5(h)(1): Why can outdoor seating not be located in an amenity zone? Isn't outdoor seating an amenity?	UDO staff are reexamining this issue with CDOT for potential modification in the next draft UDO.  Updated 03/12/22: This text will be amended to allow this use in the amenity zone under certain conditions including approval for an encroachment agreement from CDOT/NCDOT when amenity zone is on public property.	Yes

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1/11/2022	15.5 Accessory Uses: Prescribed Conditions	15.5 Accessory Uses C. Dwelling- ACU  Is this defined clearly enough to be different than a duplex, and why the distinction?	Updated 03/12/22: An ADU is incidental to the primary structure and may be detached. The definitions will be updated to clarify the difference.	Yes
1/11/2022	15.5 Accessory Uses: Prescribed Conditions	D. Helistop  A 100' minimum distance to N-1 Place Type does not seem 'safe' given the backwash and rotor spin of helicopters. 300' seems more appropriate.	UDO staff and consultants are reexamining this language for potential modification in the next draft UDO.  Updated 03/12/22: This will be updated in the next UDO draft to increase the separation distance.	Yes
1/11/2022	15.5 Accessory Uses: Prescribed Conditions	E. Home Occupation  Given the number of people now working from home, and likely changes in the future of 'home work' are these guidelines clear as to where working from home becomes 'Home Occupation'?	Staff believe the current proposed guidelines are clear.	No
1/16/2022	15.6 Use Definitions	15.5 and Definitions - ADU's are restricted to lots with SF homes only. There are hundreds of NOAH (naturally occurring affordable housing) duplexes built around Charlotte that could use an ADU to provide a third affordable housing unit. Your proposal allows those duplexes to be torn down and replaced with a more expensive triplex, but you can't allow a 3rd unit to added to an existing duplex? It makes no sense in light of the stated desire to provide more affordable units. Please consider allowing ADU's to be added to existing duplexes as long as the ownership of the three units remains with one owner. To seems completely consistent with the City's stated desires.	UDO staff and consultants are reexamining this for potential modification in the next draft UDO.  Updated 05/01/2022: The 2nd draft UDO will be revised to allow an ADU with a duplex building, as long as the duplexes are not on sublots.	TBD

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
1/30/2022	15.3 Principal Uses: Prescribed Conditions	Hi, I currently have a duplex rental with Airbnb which has a 5.0 rating and 4.97 with 51 reviews total. I only allow guests to stay if they have a positive review from a previous host. Because I own a duplex, how does the 400 feet separation rule impact me if each unit shares the same "lot number" after registration. ; Article 15.3	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/1/2022	15.1 General Use Regulations	<p>This comment is in reference to the proposed short-term rental regulations The City of Charlotte is considering. My partner and I have run a STR for almost three years and take it very serious. I am very open to putting some regulations in, but am very opposed to the idea of the minimum 400 foot separation between a STR and any other STR. This is very unfair to say the least. The City should at least put in a grandfather clause as this is our business and have invested alot of money into buying the property and keeping it in order. Some of the other proposed regulations make sense but this 400 ft idea is not good and will be fought through lawyers. This will out us out of business as there are other STR within 400 ft. Please consider removing this requirement. Thank you.</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/1/2022	Other Comments	See comment on 400 ft proposed idea. This should be removed or at least grandfather existing STR.	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/4/2022	15.3 Principal Uses: Prescribed Conditions	<p>AAAA. Short-term Whole Dwelling Rental</p> <ol style="list-style-type: none"> <li>1. CRITICAL: Restrictions must be placed on the number of people who can occupy a rental property. It should be clearly quantified. 2 persons per bedroom that is allowed by the tax records (also building permit or septic system permit if the building has been built when these records were kept).</li> <li>2. Included in the list of prohibited events should be business meetings or business retreats.</li> <li>3. Rentals must be made to an adult (at least 21 years old). A responsible adult must be present whenever there are people younger than 21 years old.</li> <li>4. The owners must ensure that renters follow all local regulations, such as use of fireworks, serving liquor to minors, etc.</li> </ol> <p>A basic question is who will enforce the regulations?</p>	<p>UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO. The UDO team anticipates having a community meeting in the near future about the proposed STR regulations in the draft UDO.</p> <p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p style="text-align: center;">Yes</p>

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2/6/2022	15.1 General Use Regulations	<p>15.1 uses regulations I see most of the comments refer to their VRBO and AIRBNB as businesses,</p> <p>Well, if its a business it has no right to be within a SINGLE FAMILY NEIGHBORHOOD! It needs to to licensed, regulated, like a hair cutting salon, a gas station, a fast food restraurant, a bar, a METH LAB. We have been in the Charlotte area for 20 years. We didn't seek a vacation rental or AIRBNB when we came to search out the areas. They have things called HOTELS, plenty of them all over. THEY are regulated, have licenses, food service oversight, etc etc. Nurses? one would think they get reimbursed for their travel. Everyone says we are GRANDFATHERED! How can you be grandfathered for a regulation that doesn't exist? With that point we all are grandfathered for any thing we want. Saying it doesn't make it so. 400 feet is more then reasonable. Most neighborhoods have 100 foot frontage, newer, denser ones even less crammed into the subdivision. Go to a regulated area and do it We didn't buy here so that 15 years later our neighbors homes were bought up and many other in the neighborhood to watch our single FAMILY NEIGHBORHOOD turned into PARTY WEEKENDS. Do you think all you "businesses" are reporting the income you are making? are you filing it on you tax returns? Likely NOT! Well, regulated businesses have to, the bar, the diner, the gas station, they all have to. If you can't afford to live where you live go somewhere else in the city and buy, live within your means. I doubt very highly that the VRBO and AIRBNB revitalized a defunked neighborhood? Likely a business bought the homes all up, at a very reduced price, refurbished them, and started renting them. Nothing wrong with a 6 or 12 month rental. We don't want new neighbors every weekend!!!</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/7/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 1 of 4) Thanks to everyone for their engagement on this. I thought it might be helpful to share a link to the legislation regarding vacation rentals in NC:  <a href="https://www.ncleg.gov/EnactedLegislation/Statutes/HTML/ByChapter/Chapter_160D.html">https://www.ncleg.gov/EnactedLegislation/Statutes/HTML/ByChapter/Chapter_160D.html</a></p> <p>It also might be helpful to share a link regarding the recent court ruling on Wilmington's STR regulations (in many ways, Wilmington's regulations were very similar to the proposed language in our UDO draft):  <a href="https://ij.org/wp-content/uploads/2020/08/Amended-Complaint-NC-Amortization-Exhibit-A-Clean-Copy-copy.pdf">https://ij.org/wp-content/uploads/2020/08/Amended-Complaint-NC-Amortization-Exhibit-A-Clean-Copy-copy.pdf</a></p> <p>The key takeaway from these links are:                      1) On February 5, 2019, Wilmington adopted City Code § 18-331, requiring property owners utilizing or intending to utilize their property as a short-term rental to register each applicable property with the City of Wilmington. Additionally, the Wilmington Code required the following: (1) a separation requirement of four hundred (400) feet between the rental property and any other rental property and/or bed and breakfast; (2) a lottery process to determine which properties would be allowed to continue as a short-term rental.                      2) However, recent NC legislation limits how local governments can regulate STRs. It specifically it includes this language:                      "In no event may a local government do any of the following: (i) adopt or enforce any ordinance that would require any owner or manager of rental property to obtain any permit or permission under Article 11 or Article 12 of this Chapter from the local government to lease or rent residential real property or to register rental property with the local government[.]"</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/7/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 2 of 4) 3) The court ruled that Wilmington's STR regulations were in conflict with this statute and were subsequently deemed unlawful. Wilmington appealed the decision and the appellate court heard the case this past November. The appellate court decision will be announced soon and the expectation is that the lower court ruling will stand.</p> <p>4) The appellate court decision will impact not only Wilmington, but all cities and towns across the state, including Charlotte.</p> <p>Per the above takeaways, it might make sense to wait until the appellate court decision is announced before revising the UDO language or holding community feedback sessions. If the lower court ruling stands as expected, the scope of what can lawfully be addressed by the UDO will change.</p> <p>Thank you again to everyone for all your hard work on the UDO. I can only imagine how complicated it is to draft a new set of codes and ordinances that reflect the needs of a growing city while also being inclusive of the needs of all residents.</p> <p>; I want to provide some feedback in case it's helpful. I'm not sure who to send this to, but please feel free to forward to your colleagues as needed:</p> <p>1) The vast majority of short-term rental owners take noise and nuisance very seriously and will fully support requirements that restrict events and disruptive activity.</p> <p>2) Restricting STR activities to property owners and preventing renters from subletting STRs will also have strong support from the host community.</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/7/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 3 of 4) 3) I would strongly urge the city to find a way to work with existing STRs that are within 400 ft of each other. The cities that have allowed for grandfathering have had good success with STR ordinances (Louisville for example). Conducting lotteries or random assignment of permits has largely resulted in chaos and lawsuits (Wilmington for example).</p> <p>Also, I want to make sure the city planning folks are aware of the very recent Schroeder vs Wilmington court case. Wilmington conducted a lottery to assign STR permits; the city was sued by property owners and lost. The case was appealed (the appellate ruling will be announced soon), but expectations are that the lower court ruling will stand as Wilmington's STR zoning ordinance is in violation of NC law. Here is a link for more detail on the court case, which may affect how this UDO language is ultimately written:</p> <p><a href="https://www.starnewsonline.com/story/news/2020/09/16/wilmingtons-vacation-rental-law-ruled-illegal-judge/5818514002/">https://www.starnewsonline.com/story/news/2020/09/16/wilmingtons-vacation-rental-law-ruled-illegal-judge/5818514002/</a></p> <p>I am aware that STR regulations can be a sensitive topic. And I think the current UDO does a nice job of:</p> <ol style="list-style-type: none"> <li>1) including property owners who are willing and able to operate STRs responsibly,</li> <li>2) paying attention to the needs of neighborhoods that don't want to be overrun with vacation rentals, and</li> <li>3) aligning well with the 2040 plan's goals to have a thriving city that includes the needs of all residents..</li> </ol>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/7/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 4 of 4) The only thing that seems to be missing is:</p> <p>1) Some clarification that the 400ft distance requirement will be applied going forward, since applying it retroactively would be extremely difficult and problematic.</p> <p>2) Per the Wilmington lawsuit, the requirement for registering STRs may need to be limited to properties that prove to be problematic. Otherwise, the STR restrictions in the UDO may be in violation of state law.</p> <p>I hope this all makes sense. Please feel free to contact me if you have any questions or need any clarification.</p> <p>Sincerely and respectfully, Jason Typrin 310-918-1174</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/7/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 1 of 3) Regarding short-term rentals. If there is a desire to limit the number of STR in the community, it would be easier to just place a cap on the number of short-term rentals instead of a 400ft distance requirement and a lottery. Savannah GA has done this successfully and could be a model for the city. A cap/limit would be better for several reasons:</p> <p>1) It would eliminate issues where considerate members of the Charlotte community (who are responsibly managing short-term rentals) arbitrarily lose the rights to rent their property because they lost a random lottery. This has been the basis for lawsuits in Wilmington NC and would be a huge problem for residents that have their financial livelihoods connected to their ability to responsibly operate STRs.</p> <p>2) The cap/limit could be set so that it accommodates all existing STRs, but limits the number of ADDITIONAL STRs that can be added. This would address concerns from community members that want to limit the growth of STRs in our city.</p> <p>3) A lottery system is problematic because it ignores how long community members have been renting their property, how considerate and responsible they've been as a property owner, and how much money they've invested in repairing the home and making it suitable as a short term rental. Property owner rights would be retroactively denied, which is what has caused all sorts of legal issues and lawsuits in other NC cities (i.e. Wilmington NC)</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/7/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 2 of 3)</p> <p>4) A cap/limit on the number of STRs allows the city to manage a simple "wait list" instead of running regular lotteries to see which folks can get an STR permit and which folks cannot. The administrative burden and randomness of regularly held lotteries would be high and I assume undesirable. Cities that have place limits/caps on the number of STRs do so with very simple administration; when one permit is expired or cancelled, the next person on the wait list is offered the permit. Super simple in contrast to regularly held lotteries that result in upset property owners and very unfair to those who lose the lottery over and over again.</p> <p>5) Lotteries based on a 400ft distance requirement would be additionally unfair because the outcome would depend heavily on which property was assigned a permit first. Imagine a scenario where the first property awarded a permit was within 400 feet of 5 other STRs. All 5 would be excluded, even if those 5 are not within 400ft of any other STRs except for the one that was awarded the permit first. So in this example, only one STRs was awarded a permit when in reality, we could have optimized the assignment of permits so that 5 responsible community members were allowed to rent their homes as STRs. This is an example of how complicated and unfair this type of lottery becomes. And this lottery is also indifferent to which properties are operated most responsibly are the most respectful and considerate. This arbitrary assignment of permits without regard to optimization or responsible operation is problematic.</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/7/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 3 of 3)</p> <p>6) The best way to plan for STR allocation in Charlotte is to (1) be inclusive of existing STR operators that have demonstrated that they can operate responsibly and (2) avoid an arbitrary lottery system that doesn't optimize for anything and is cumbersome, creates administrative burdens, and is confusing and unfair to members of the Charlotte community.</p> <p>Overall, I think it's important to recognize that the primary concern around STRs is noise and nuisance. And the vast majority of community members in Charlotte that operate STRs do so respectfully and responsibly. I would love to see the UDO focus more on how problem properties would be managed and how those owners would be held accountable. Also, STRs play an important role in the local economy. They have become the financial livelihood for thousands of members of our community. They employ lots of folks and generate tax revenue for the city. And they fill a need for families that are visiting our beautiful city and need a place to stay. Our city is diverse and growing, which is wonderful. I am hopeful that we can find a way to be inclusive of the needs of all citizens. After all, we all want to see Charlotte thrive and grow together.</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/9/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 1 of 2) I am a resident of Ballantyne, as well as a short term rental property owner and manager. I would like to express some concerns related to the proposed UDO, specifically the section regarding short term rentals (Part VII, Article 15 Use Regulations, Section AAAA). While I completely understand the desire for some regulations, I would like to ask that you support making some important revisions to the UDO outlined below:</p> <ul style="list-style-type: none"> <li>- Please consider revising the requirement for some of the information on the outdoor signage that will be required. Please revise the requirement for the name and telephone number of the local manager and the maximum number of overnight occupants permitted. I'm worried that this information on an outdoor sign would indicate to potential criminals that a property may be vacant (but fully furnished), or occupied by travelers, and may become a target for crime or robberies. Could it be an option to simply post zoning permit number or something of that nature instead? Versus all that info?</li> <li>- The minimum liability insurance requirements for STR is concerning. Shouldn't property owners decide about their own liability coverages??</li> <li>- Please reconsider the 400 foot required distance between short-term whole-dwelling rentals, bed &amp; breakfasts, or rooming houses (Part VII, Article 15 Use Regulations, Section AAAA, Number 2a and 2b). There is currently another property being used for short-term rental that is within 400 feet of my property.</li> </ul>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/9/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 2 of 2) Since the UDO was not in effect when either property was acquired, I would either like to see: a) this provision removed from the UDO; or b) an option to be grandfathered in if properties were purchased before the implementation of the UDO. If not, this will result in one of the properties (either ours or our neighbor's) being unable to be rented as a short-term rental, and potentially lead to discord between us as property owners if one of us is granted a permit and the other is not. We currently both rent to professionals who take great care of our properties. We have never had complaints from street residents, and we have a great relationship with the adjacent neighbors who reside on the street. Our guests respect all rules and do not have parties or allow additional guests in the residence. We have provided housing for travelling health care professionals, military service members, corporate business professionals, and even a film producer since we began short term rentals in 2020.</p> <p>The guests we bring in help the neighborhood be safer and a more desirable place in which to live.</p> <p>Thank you for your time in reading our concerns, and please reach back out if I can clarify anything, or if you have any insights to share. My husband and I are active voters, and we will vote for candidates and council members that support our ability to continue to maintain our short term rentals successfully. Thanks for your service!!!</p> <p>-Christy Altman</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/10/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions	If the law is passed that only owners may obtain a license for short-term rentals my business will surely fail. I don't own the home I Airbnb I lease it through my LLC and have an agreement to sublet. I would no longer be able to operate and would have to close my business down. I also am within 300 feet of another airbnb but have plenty of parking for my guests. I would like you all to allow the host to apply for the license and take away the 400 foot rule. Maybe all short term rentals should be made to register with the police department in order to maintain noise etc. Or even put an airbnb sign in the front yard. All I know is, with the draft currently in place, my business will not be sustained and I will be forced to close. I don't think it is fair or appropriate, maybe even elitist, to only allow owners to receive the permit necessary. I am a young entrepreneur and urge you all to not follow through with the proposed draft.	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/11/2022	15.1 General Use Regulations	<p>15.1 My brother in another state has done this so called AIRBNB for years. HE LIVES IN THE HOME, is always there when he rents out a room. His minimum stay is 1 nights at \$125. second person additional \$25, then he has to charge the fee for airbnb and they charge taxes. Then there is the cleaning fee, and well, the deposit, and guest service fee, and so on. That doesn't sound less expensive then a hotel. AIRBNB gets about 15-20% of everything.</p> <p>They have no kitchen privileges or house privileges, no yard privileges.</p> <p>AT a hotel ITS CLEANED as needed or requested, you can stay or go as you want, and you realize you are safer then in some neighborhood. Somebody is always there. And I see Extended stay Hotels that rent weekly. How convenient for travelers and safer. Likely less expensive then AIRBNB.</p> <p>He's only had one death. Now carries \$1,000,000 liability insurance after getting sued by the dead persons family. Luckily, for him anyway, it was concluded the person had the heart attack before falling through the banister and landing on the floor. He was found the next morning.</p> <p>Everybody keeps saying "we have a business" well businesses are regulated, that's just the facts.</p> <p>If you cant afford a home to stay in now, how will bringing in a temp person paying you some money help next week? Might want to reconsider that. And do you claim it on your taxes like a hotel or motel? likely not.</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/11/2022	15.1 General Use Regulations	<p>I think the distance in certain areas it should be 500 feet apart. These neighborhood of years gone by had larger tracts of land, usually an acre. The newer ones are lucky to get .25 acre. Maybe in condos or town houses where you own the property it could be a shorter distance, and likely the development has restrictions. Some discussion likely.</p> <p>Hotels and Motels pay to be in business and are regulated I think by the county or state, like restaurant's are. You must have seen the grading of restaurant's when you eat out. Well you may get to have one of them stickers too. What's wrong with that? You want the upside of the money for nothing, but don't want to deal with the downside. Obviously by the comments, the VRBO and AIRBNB people aren't buying old dilapidated homes where there are HOA's. Then they likely could not do this. So all your neighbors get to suffer, because its your land.</p> <p>If it was not a problem, out of control, I don't think the city council would be doing this kind of ordinance to keep things from getting out of control any more then it is already.</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
2/15/2022	15.2 Global Use Matrix	<p>Residential use should be permitted in the commercial zonings (CG &amp; CR), even if ground floor retail is required as a condition. There are some areas on the map that are currently slated as a "commercial" place type that are within walking distance of light rail stops and clearly a "mixed use" type of area (i.e. N Tryon block on north side of 36th St. intersection).</p> <p>Either residential (specifically mixed use including multifamily) should be allowed in this place type, or the map should be updated so that properties like this are either TODD or Community Activity Center.</p>	<p>Updated 03/12/22: The CG and CR districts were developed to implement the adopted policies of the Commercial Place Type, which does not include residential uses. However, there are many locations along arterial streets that are mapped as other Place Types such as Neighborhood 2 or Centers, which would allow multi-family dwellings.</p>	No

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2/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>Hello,</p> <p>With reference to subsection - "AAAA. Short-Term Whole-Dwelling Rental" in 15.3 Prescribed Conditions section, I would like to comment about the two statements below-</p> <p>" 2. In the Neighborhood 1 and Neighborhood 2 Zoning Districts:</p> <p>a. A short-term whole-dwelling rental shall be separated by a distance of at least 400 feet from any other short-term whole-dwelling rental.</p> <p>b. A short-term whole-dwelling rental shall be separated by a distance of at least 400 feet from any bed and breakfast or rooming house."</p> <p>The above two rules would create an unfair advantage among people of Charlotte. Consider a scenario where two neighboring property owners, where the properties are not 400 feet apart, want to get permits for short term rentals. How would such a scenario be handled if the permits were applied simultaneously? What if one of the neighbors had his/her permit already and the other neighbor would want to apply for one too? Would it not create an unfair advantage in favor of the first one who applied for the permit? As there is no mention of the permit term limit, the first one to apply will always remain first and thus can have a huge advantage on the short term rental business? Consider another scenario where there is a vacant lot beside a house which has the short-term rental permit. If the vacant lot property owner wants to build a house for short term rental, can he still do that? The above two limitations can cause various problems and unfairness issues among property owners or small business owners in the City.; With Regards to the Article 15 use matrix (page 15-8). The 'Micro-Production of Alcohol' has been permitted in industrial zoning(I1) but UDO analogous category ML1 does not indicate the usage for that type of category. Should the ML1 zone have the right to conduct such business?</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	The 400 ft rule will not solve short term rentals that have Party/loud noise issues. We airbnb our home when we are away. We invested in our property to be able to have short term rental income. We believe existing short term rentals should be grandfathered in and not have to make changes based on new rules.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
2/20/2022	15.2 Global Use Matrix	What is the thought process behind the decision to limit a Mobile Car Wash to only the CG, CR, and ML-1 zoning districts? I don't understand why it would be excluded from neighborhoods or areas where there are offices.	Updated 03/12/22: A Mobile Car Wash would operate from a fixed location and would clean multiple cars from that location, as opposed to a business that comes to an office or home to wash a small number of cars. This will be clarified in the next draft UDO.	Yes

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2/20/2022	15.2 Global Use Matrix	What is the thought process behind limiting a Mobile Retail Vendor in Neighborhood zoning districts to be an accessory use to an established nonresidential principal use? Throughout the year there are vendors that go through neighborhoods selling bales of pine straw that are not associated with any residential or nonresidential use in the neighborhood. During warm months, there are vendors that go through neighborhoods selling ice cream. These type of vendors would not be permitted under the prescribed conditions as currently written.	Updated 03/12/22: This type of activity is not governed by zoning regulation in the UDO as they are moving through the neighborhood and are not operating from a fixed location. This will be clarified in the next draft UDO.	Yes
2/20/2022	15.2 Global Use Matrix	Why are Educational Facilities excluded from Campus zoning districts? All of the schools I have looked at on the Policy Map have been given a Campus Place Type.	Updated 03/12/22: A school would be allowed as a use that is part of a Campus based on the definition of each of the Campus uses.	No
2/20/2022	15.2 Global Use Matrix	Why are Places of Worship excluded from Campus zoning districts? A number of churches are in a Campus Place Type.	Updated 03/12/22: A Place of Worship would be allowed as a use that is part of a Campus based on the definition of each of the Campus uses.	No
2/20/2022	15.2 Global Use Matrix	Why are Temporary Sales excluded from Neighborhood zoning districts? Many churches have a Neighborhood 1 Place type and they would be prevented from having a "pumpkin patch" in the fall or tree sales at Christmas.;	Updated 03/12/22: This use will be allowed with prescribed conditions in the next UDO draft.	Yes
2/20/2022	15.2 Global Use Matrix	What is the rationale for only permitting a Car Wash in Commercial zoning districts while Gas stations are permitted not only in Commercial districts but also ML, IMU, NC, and CAC zoning districts? Many gas stations have an auxiliary drive-through car wash which would not be permitted under the UDO.	Updated 03/24/2022: The UDO definition of Gas Station allows for an accessory car wash bay. Car Wash is a sand-alone car wash and not the type of car wash bay typically found at a gas station.	No
2/20/2022	15.2 Global Use Matrix	The definition of a Religious Campus would indicate that any parcel which has a place of worship by definition is a Religious Campus. However, in the Use Matrix (Table 15-1) a Religious Campus is only allowed in zoning districts IC-1 and IC-2 while Place of Worship is excluded from IC-1 and IC-2. What is the distinction between the two uses?	Updated 03/12/22: A religious campus would have a wider range of uses and would be larger than a typical place of worship. The IC districts have minimum district sizes.	No
2/20/2022	15.2 Global Use Matrix	What is the rationale of not allowing a cemetery in a Religious Campus?	Updated 03/12/22: A cemetery that is associated with the Religious Campus would be allowed.	No
2/20/2022	15.2 Global Use Matrix	Based on the definitions in Section 15.6, a facility that provides a continuum of care to residents that is housed in a number of multi-family dwellings would not qualify as a CCRC since it doesn't have a range of dwelling types. Is that correct?	Updated 03/12/22: All care could be provided in multi-family units. This will be clarified in the next UDO draft.	Yes
2/20/2022	15.2 Global Use Matrix	In the defining a Continuum Care Retirement Community, what is the criteria for being large-scale? Is number of buildings or number of residents or land area? Who makes that determination?	Updated 03/12/22: If there is a questions about whether a uses is a Continuum Care Retirement Community, the Zoning Administrator would make the determination.	No

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2/20/2022	15.2 Global Use Matrix	What was the rationale for excluding Community Garden use from any Campus zoning district?	Updated 03/12/22: Community Gardens would be allowed if related to the campus use. See the definitions for campus uses.	No
2/22/2022	15.3 Principal Uses: Prescribed Conditions	<p>I had a question about one of your responses to a question about the Restaurant use (15.3 UUU) requirements not being aligned with current EDEE standards that were developed with public and stakeholder interests. Your response stated that "these standards are consistent with updated approach in TOD implemented in 2019. Does that imply that all zoning districts will be regulated using the 2019 TOD standards when it comes to restaurants?"</p> <p>I believe that different zoning districts should have additional restrictions to Restaurant/Bar use such as separation distances, buffers, etc. - especially to N1 districts. Restaurant noise from the entertainment, dumpsters, deliveries, patrons at all hours of the night directly adjacent to N1 neighborhoods is not addressed in the UDO like it is in the current standards.</p>	The current zoning ordinance separate EDEEs into two types - Type I and Type II. Separation buffers apply to only Type II EDEEs. While not the same, the current draft UDO language does have some provisions to protect residential areas.	No
2/23/2022	15.5 Accessory Uses: Prescribed Conditions	<p>Charlotte's UDO should include an option for Accessory Commercial Units as an additional way to enable neighborhood-based commercial activity in support of CF2040 Goal 1, 2, 6, and 8. Ideally this should apply to all neighborhood Place Types.</p> <p>See Raleigh's recently adopted ACU ordinance: <a href="https://raleighnc.gov/SupportPages/what-are-accessory-commercial-units-or-acus">https://raleighnc.gov/SupportPages/what-are-accessory-commercial-units-or-acus</a></p>	Updated 03/12/22: This is a concept that will be considered in future updates to the UDO. However, it will need significant community input prior to implementing. In the meantime, the UDO does accommodate home occupations.	No

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2/23/2022	15.3 Principal Uses: Prescribed Conditions	<p>Statement of Peter Ciafone and Katherine Pilcher Ciafone</p> <p>We are Peter Ciafone and Katherine Pilcher Ciafone. We own 4135 Merlane Drive, Charlotte, NC 28206. We purchased this property in 2020 specifically to be used as a short term rental (Air BnB and VRBO) as an investment that generates income for our family.</p> <p>If the 400' separation requirement for short term rentals becomes law we will have to consider selling the property, as it is no longer financially viable to rent this to long term tenants. In addition to people travelling from out of town, we house contractors, nurses, and other workers who are looking for longer term stays (more than a few days), where a hotel does not meet the comfort levels. We are aware that 22 of the 24 properties on Merlane Drive are short term rentals. It would be unfair and anti-competitive to us and the other property owners if this requirement becomes law. Please oppose this unreasonable proposal.</p> <p>Sincerely,</p> <p>Peter Ciafone Katherine Ciafone</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/23/2022	15.3 Principal Uses: Prescribed Conditions	<p>February 22, 2022</p> <p>Statement of Andrew Kittle</p> <p>My name is Andrew Kittle. I own 4147 Merlane Drive, Charlotte, NC 28206. I purchased this property in 2021 specifically to be used as a short term rental (Air BnB and VRBO) as an investment that generates income for my family.</p> <p>If the 400' separation requirement for short term rentals becomes law I will have to consider selling my property! I am aware that 22 of the 24 properties on Merlane Drive are short term rentals. It would be unfair and anti-competitive to the other property owners and myself if this requirement becomes law.</p> <p>Please oppose this unreasonable proposal.</p> <p>Sincerely,</p> <p>Andrew Kittle February 22, 2022</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/23/2022	15.3 Principal Uses: Prescribed Conditions	<p>Statement of Michael Dennis Corbi and Emily Collins Corbi</p> <p>We are Michael Dennis Corbi and Emily Collins Corbi. We own 4131 Merlane Drive, Charlotte, NC 28206. We purchased this property in 2020 specifically to be used as a short term rental (Air BnB and VRBO) as an investment that generates income for our family.</p> <p>If the 400' separation requirement for short term rentals becomes law we will have to consider selling the property as it will no longer be financially viable to rent it long-term. We are aware that 22 of the 24 properties on Merlane Drive are short term rentals. It would be unfair and anti-competitive to us and the other property owners if this requirement becomes law.</p> <p>Please oppose this unreasonable proposal.</p> <p>Sincerely,</p> <p>Michael Corbi (Feb 20, 2022 09:09 EST)</p> <p>Michael Dennis Corbi February 22, 2022</p> <p>Emily Collins Corbi</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/23/2022	15.3 Principal Uses: Prescribed Conditions	<p>Statement of Amy Mitchell</p> <p>My name is Amy Mitchell. I own Amyo, LLC, d/b/a Turnover Team. Turnover Team manages and cleans short term rentals (Air BnB and VRBO) primarily in Mecklenburg County. I have 14 independent contractors working for me to clean and maintain the short term rentals. Most of my contractors work on properties owned by Sugartree Issuer, LLC or managed by Ermer Real Estate Holdings, LLC in Mecklenburg County on Merlane Drive off of Sugar creek Road. There are 22 short term rentals clustered together on the street. They are right next to each other.</p> <p>This is the primary source of income for all but one of my contractors, half of which are single mothers who cannot afford the expense of childcare. Working for Turnover Team allows my contractors to work flexible hours that work best for them.</p> <p>If the 400' separation requirement for short term rentals becomes law I will have to layoff 8 or 9 of the single mothers who work for me.</p> <p>This requirement will really hurt my cleaners' ability to provide for their children and themselves. Please oppose this unreasonable proposal.</p> <p>Sincerely,</p> <p>February , 2022</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/23/2022	15.3 Principal Uses: Prescribed Conditions	<p>Statement of Timothy P. Kahoe</p> <p>My name is Timothy P. Kahae. I own 4139 Merlane Drive, Charlotte, NC 28206. I purchased this property in 2020 specifically to be used as a short term rental (Air BnB and VRBO) as an investment that generates income for myself.</p> <p>If the 400' separation requirement for short term rentals becomes law I will have to consider selling the property. I am aware that 22 of the 24 properties on Merlane Drive are short term rentals. It would be unfair and anti-competitive to the other property owners and myself if this requirement becomes law.</p> <p>Please oppose this unreasonable proposal.</p> <p>Sincerely,</p> <p>T!;tf(JT!-fYKA!fOc TIMOTHY KAHOE (Feb 21, 202212:14 EST) Timothy P. Kahoe February 22, 2022</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 1 of 5) Section AAAA. Short-Term Whole-Dwelling Rental Starting on Page 15-28 Comments are within ***.....***</p> <p>4. The short-term whole-dwelling rental shall require a local manager, available 24 hours per day. Local is defined as an office or residence located within 30 miles of the subject property. ***CONSEQUENSES for no immediate response to complaints need to be specified. However, this cannot be enforced effectively by the city.***</p> <p>7. Any short-term whole-dwelling rental for which there are three final determinations of violations of the City Code of Ordinances and/or this Ordinance related to the subject property parcel within any rolling 365 day period, shall be deemed in violation of the terms of the zoning use permit and such permit shall be terminated.</p> <p>a. For any zoning use permit that is terminated due to code violations, the property owner shall be ineligible for a short-term whole-dwelling rental zoning use permit for a period of three years at the subject property parcel at which the permit was terminated. ***How is this enforced? Is this based on phone calls to the police? Or is there a City Code of Ordinance hotline for residential neighbors? If an STR is a nuisance with parties/events, even periodically, to obtain 3 final determinations of violations in a “rolling 365 day period” is too much opportunity to avoid consequences. At a minimum, the permitted property should be penalized more quickly on a 2 or 3 strike basis. With no probation, they should be out of business for a period of 3 years. ***</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 2 of 5) 8. The following conditions apply to the operation of a permitted short-term whole-dwelling rental:</p> <p>a. The property owner is responsible for ensuring compliance with all applicable federal, state, and local laws, including but not limited to, tax code, building code, fire code, and environmental health regulations for the level of occupancy of the lodging. *** What are the consequences if the property owner doesn't do this and how is this discovered? Who is responsible for ensuring compliance with laws for (but not limited to) trespass, noise, public drinking, drugs, discharging firearms and traffic violations?****</p> <p>8.c. The property owner shall keep in full force and effect during all times the short-term whole-dwelling rental lodging is in operation commercial general liability insurance with a total limit of not less than \$500,000 each occurrence for bodily injury and property damage. ***I agree these are "commercial" businesses. Why are they allowed in "residential" zones?****</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 3 of 5) e. The property owner shall conspicuously post written notice setting forth the following information inside and on the exterior of the short-term whole-dwelling rental:</p> <ul style="list-style-type: none"> <li>i. The name and telephone number of the local manager.</li> <li>ii. The address of the short-term whole-dwelling rental lodging, the maximum number of overnight occupants permitted in compliance with applicable zoning regulations, and the day(s) established for refuse/recycling collection.</li> <li>iii. The non-emergency phone number for local law enforcement.</li> <li>iv. The issued zoning use permit number.</li> <li>v. That parties, events, classes, weddings, receptions, and other large gatherings are not permitted. ***Not sure what good this “posting” will provide, but it should also list consequences for guests not adhering to Item 8.e.v. Again, how is this enforced? Is this based on phone calls to the police? Or is there a City Code of Ordinance hotline for residential neighbors?***</li> </ul>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 4 of 5) 9. The local manager shall ensure that all refuse is stored in appropriate containers and set out for collection on the proper collection day and the carts removed from the street or alley on the scheduled collection day, in accordance with Chapter 10 of the City Code of Ordinances. ***With repeated experience on this subject, the “local manager” has no interest in adhering to Chapter 10 of the City Code of Ordinances. There is a constant flux of scavenging wildlife due to overflowing trash at our local STR. Again, how is this enforced? Is this based on phone calls to the police? Or is there a City Code of Ordinance hotline for residential neighbors? What are the consequences?***</p> <p>10. The preparation and service of food by the local operator for guests is prohibited. Additionally, no cooking facilities shall be permitted in individual bedrooms. ***How does the city find out if there are cooking facilities in individual bedrooms? And what are the consequences for this?***</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 5 of 5) 11. Short-term whole-dwelling rentals are not permitted in recreational vehicles, travel trailers, campers, or any other type of motor vehicle. ***Why not? The commercial businesses are allowed in residential neighborhoods. Following the rules doesn't seem to apply to STRs.***</p> <p>Final comment: ***Only Item 7 seems to address a consequence for owners who don't follow the rules set forth by this UDO. No where does the UDO specify which actions can become a violation. This should be clear so it can be enforced.***</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
2/24/2022	15.1 General Use Regulations	Please clarify definition of property manager, can this be property owner or has to be a licensed property manager?	Updated 03/12/22: The property owner can be the property manager.	No

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/8/2022	15.1 General Use Regulations	<p>Section AAAA - Short Term Whole Rental Dwelling. I own and operate 22 short-term rentals in close proximity to each other. It took me years to build this business and I am finally successful hosting thousands of contractors, tourist, and transplants to the Charlotte area. The 400 foot rule would put my company out of business and be detrimental to the growth of the city. I do not allow parties or events at any of my properties and will continue to maintain that policy. Please oppose this 400 foot rule and allow responsible Airbnb owners / operators to continue running their businesses undisturbed but inane regulations such as this one.</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/8/2022	15.1 General Use Regulations	<p>Reference: 'Section AAAA - Short-term Whole Rental Dwelling'</p> <p>Sir/Madame: Although the intentions of the changes to the Short-term dwelling section may have been developed with good intentions, the 400 foot rule seems over-reaching and arbitrary. Rather than ban owner/operators that comply with regulations and do not cause issues, you would be better served cracking down on the few bad operators that allow "party houses" or worse in their properties. While I support other measures to increase the inventory of single-family homes in Charlotte, I am against the regulation as written unless it is updated to grandfather existing rental units, or focuses on removing operators that cause issues in neighborhoods. Thank you.</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
3/8/2022	15.2 Global Use Matrix	Why can we harvest sun energy but not grow food on any parcel in the city as a by-right permitted use?	Updated 03/12/22: The UDO does not limit growing food on a parcel. However, the locations for the sale of food are more limited.	No

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/8/2022	15.4 Temporary Uses: Prescribed Conditions	<p>I would like to clarify in Article 15.3.AAAA.3. a &amp; b (STRs, 400' distance limitation) whether the intent is to apply this restriction only between properties with STRs on them, or if it pertains to units within the same building as well (e.g., in a townhouse or apartment building would this limitation apply?). I also think it needs to be clarified if this limit would apply to STRs that are separate buildings, but on the same lot (e.g., an in-law suite or tiny home out back as an STR, with a main house being used as a separate STR).</p> <p>Thank you, Kenny Lackey</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/10/2022	15.3 Principal Uses: Prescribed Conditions	Section 15.3 AAAA, Short-term Whole Dwelling Rental - Item 8 The appeal of many short term rentals is that they are situated in attractive residential neighborhoods. However, all short term rentals negatively impact a neighborhood. There are continued nuisance issues, separate from the large, noisy parties which occasionally occur. These include the trash bins left out, litter from overflowing trash cans, unknown and unleashed dogs, music and lights on into the night, trespassing onto neighboring properties, repeated years of excessive firecrackers , etc.	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/10/2022	15.3 Principal Uses: Prescribed Conditions	An issue that heightens the nuisance issues is the number of people per rental. The UDO regulations should limit the number of people who can be at a rental – both overnight and during the day.	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/10/2022	15.3 Principal Uses: Prescribed Conditions	<p>1. The number should be limited to 2 per legal bedroom – as is provided on the tax value and building information associated with the parcel ID. 2. Each person is counted whether an adult or child. 3. Limit the number of people who can use the property based on the permitted septic system. If the septic system pre-dates the county records, then the building information on the tax records should be used. (Please note that that the NC Real Estate Commission sets limits for vacation rentals: Occupancy levels are determined by the number of bedrooms allowed by the septic permit, with a maximum of two people per legal bedroom) 4. Do not allow additional renters by adding extra beds, pull-out sofas or converting other rooms into sleeping quarters. 5. Limit the number of guests that a renter can invite – in proportion to the number of legal occupants. Family reunions, large picnics, etc. should be limited.</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/10/2022	15.3 Principal Uses: Prescribed Conditions	<p>Enforcement is critical. The owners do not live here. It is the neighbors who have the burden of disruption or illegal activities. As neighbors, we inform the owners when there are disruptions. The responses have ranged from cooperation, some resistance, anger, and threatening to bring legal action and law suits. Even the owners who cooperate on a particular instance do not set up procedures so that the common disturbances are not repeated. The renters are prioritized over the neighbors. Who will enforce these regulations – especially in the unincorporated part of the county? Neighbors are trying their best. What happens when there are disturbances which do not rise to the level of calling the police or the fire department because of safety hazards? I speak from experience. I live in a small neighborhood on Lake Wylie where short-term rentals have composed 30- 35% of the homes for several years. All houses are on septic systems. As the number of renters (or the guests that they invite) increases, so do the problems - especially the nuisance issues. However, STR owners want to maximize their income and so increase the number of renters. Modifying the dwellings to accommodate more renters has happened repeatedly.</p>	<p>Updated 03/11/2022: Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>The number of people who stay in STRs must be controlled. The number of people affects the nuisance impact and safety of neighbors. The UDO should limit the number of people who can stay in a short term rental during the day and night - should be limited to 2 per legal bedroom, as determined by the parcel information or permitted septic system. Each person should be counted, whether an adult or a child. The number of guests must be limited, and large picnics and family reunions should be restricted. Owners often don't live nearby and neighbors have the burden of disruption and illegal activities. Asking owners to correct problems often doesn't work. Therefore, the maximum number of renters and guests should be clearly stated in the permit and posted inside and outside the property. A hotline for complaints should be established, helping neighbors deal with difficult situations. Advertisements should be clear about the number of renters and violations should be enforced at the county level.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>Short term rental sites help to accomodate more tourists and drive new customers to businesses, especially in residential areas. The economic activity that has resulted due to STRs has helped thousands survive the pandemic, as visitors spend money at restaurants, grocery stores, and other places in the city. More importantly, thousands of people have been able to use income from short term rentals to make up for lost income during the pandemic, myself included. Over the past 3 years, I've been able to build a community-conscious business focused on STRs. I've hosted many families moving to the city and those displaced from their homes. Imposing the regulations as written would severely impact my business, potentially putting me and my family in dire financial strain. We know there are issues with short terms rentals, but a lot of it is anecdotal and selective in its representation in the media. STRs are not going away, and I encourage you to continue to talk to STR hosts to come up with an equitable solution that has positive impacts for all.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Supports this forum. This is exactly what we need to discuss this activity. He believes there is a happy medium we can strike to control these uses while allowing them in some form	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	There doesn't seem to be any purpose to this 400 foot rule, where did this number come from? Why 400? Why not 200, or why have this separation requirement at all? You established a new zoning ... not sure if we have statutory authority for that. And grandfathering - this ought to be allowed and I don't see a specific mention of it in the UDO in this section.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>The vast majority of STR operators go out of their way to ensure there are not parties and that the community is the priority. The UDO has some good language to identify and address problem properties, and I want to make sure we dont lose sight of the fact that these places add to our community and when done responsibly, these can be an asset to our community. I would like to see grandfathering for STR operators who are operating these today to ensure they can continue to run their business. It is not hard as an STR operator to screen guests to make sure people are age-appropriate, etc. These can be a real asset to Charlotte and we have to be able to provide that infrastructure. Also, I think the problem that people are having with the 400ft rule is that it's completely arbitrary.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	I'm partially retired and started one STR a few years ago - a large part of our income comes from that, and this proposal would destroy that. We are committed to being great hosts, not having parties, and making sure everything goes smoothly. You don't seem to be considering this. Consider grandfathering small, STRs that don't cause problems. There should be a way to regulate the bad actors without punishing the good ones.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	I would echo concerns about the 400 foot rule, and concern about retirement income, potentially preventing seniors from earning valuable income from short term rentals. I think this can be discriminatory against seniors.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	I've been an STR host for 7 years. Income is a big factor, and I agree with a lot of this proposal. I agree to the registration - STRs registering with the city would help keep hosts accountable in terms of parties and things like that. Hosts don't want parties on their properties, so that would help everybody. We do pay occupancy taxes and help the local economy. I try to be close with my neighbors, they have my personal phone number. and I hope other people would do the same. With registration, that might weed out STRs that aren't up to par.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>We see that behaviors are changing from people going on two-week vacations to people living a more nomadic lifestyle. There should be technology resources that can be used to ensure bad actors are stopped and responsible management can be allowed - ways to monitor what renters are doing and notify hosts of problems. Examples could include noise cancelling systems. We want to help the city actively address concerns versus reactively.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	I'm a single woman who owns a home and I run AirBNB in my home. I've always been an independent contractor, and especially with COVID, I've needed that income to keep my home. I want people to be aware of that, and that income helps me survive. There are no parties happening here, I live in the property, I'm very involved and hands on. I also manage another property and I'm a very hands on manager, we don't allow any nonsense and neighbors let me know if something is happening. I also go to the property when guests check out.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	To the 400 foot requirement - I want to have a better understanding of the reason for that. If the concern is about the noise, a lot of property owners have cameras and are trying to monitor what's happening. We don't want parties happening in our properties, we don't want damage, and we're trying to monitor that. I think the regulations should be around that, maybe having cameras and a noise cancelling system. I also support the grandfathering or maybe a limit on the number of properties you can have, versus completely restricting it.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Rental prices will increase as regulations limit STRS. Also, as written, it's the owner who is punished for ordinance violations by renters, not the renters themselves. Renters should be responsible for violations and the regulations should account for this.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>I operate some short term rentals that are AirBNBs but are exclusively long-term stays. I have tenants that rival long-term rentals. I do not understand why 400 ft distance requirement is proposed. I own a rental and an ADU within 400 ft of each other and this regulation would restrict ability to run these. I don't even think my neighbors know I run these, there are no disruptions or anything. I just hope I can continue to run them.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>The rights of full time residents to live in a safe and peaceful neighborhood has been under attack by STRs. The proposed regulations are insufficient. Who's going to police STRs for compliance? Any violations should be met with serious fines and penalties. The 400 foot requirement is insufficient by a large margin. Based on my research, the 400 foot separation is not enough to block noise and disturbances that neighboring homeowners must bear. Very strict sound policies must be put into place. There should be an ordinance that declares that all noise must be stopped/inside the property by 10pm. Why should full-time residents have to deal with disturbances? There are children in the neighborhood. What ordinance will protect them from foul language of STRs? There should be an STR-specific government agency with a 24-hour hotline where full-time residents can address their concerns.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	I've operated an AirBNB for 3 years, and I don't want my renters to be associated with parties. None of my renters have parties and I'm surprised that this is the assumption. A majority of my guests are renting for house hunting and are perfectly respectful in their stays. The 400 ft rule doesnt make sense to me, how did you come up with the 400 ft number?	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	I employ 14 cleaners that clean all of our AirBNBs. With the 400 foot rule, that takes employment/income away from people that need it and otherwise couldn't be employed like the cleaners. These regulations affect more than just the homeowners. It affect the people we employ. We screen the people that come stay with us, we don't just let anyone stay. These homes are an investment because these people that come and stay with us generate millions of dollars into the economy.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	We own 22 units across NC and haven't had many issues. I do understand the concerns that people have, but modern technology has solved many of the problems of noise and parties. There are lots of monitoring technologies, and I think there is a way to operate STRs responsibly that benefits hosts and the community.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	400 foot rule has no basis and harms my business. There's also been no clarity on the grandfathering clause. I develop and own units that I manage. We've had issues with parties but have figured out how to remediate that and run very successfully. This 400ft provision means that I won't be able to operate 90% of my properties which is harmful to my business and to many other people involved. People don't want to stay in hotels anymore.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	There are great ways to eliminate parties. I have two cameras, one on front and one on back door, and I run initial screenings of those who request to rent. And, the camera compares who's entering versus who is booked (wrong number of people, etc.) If I see more than 4 people trying to enter the house, they get an instant message that they cannot enter with more than 4 occupants.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	I lives near three STRs and my experience is counter to those who are sharing that their units are operating peacefully. I would like to continue to live in a quiet neighborhood. I have concerns about the 2% of bad actors who are holding parties in a quiet neighborhood. Its not about money for the neighbors, its about protection of long term homeowners. The 400 ft requirement is not enough. It's a noise issue that is not addressed by this restriction.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>The house he bought has an excess of property. The house has an in-law suite that has been booked constantly. People visiting are generally using it to house hunt. It allow visitors to get a feel for the market before committing to a lease. Its a great mechanizm for helping people in this way. He lives in the unit and has never had any issues. He shared a positive experience for him and for those using his property. He sees his short term rental as an opportunity for folks to get introduced to the city and also generate some passive income to help him pay his mortgage and put some money back into the community. He worries with the 400 ft regulation creates conflicts with if his neighbor becomes a host or if his two units conflict with one another.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>I just wanted to confirm the concerns that you mention as having been reported. There are at least 6 within 2 blocks of my home. And likely more. One is known as the 'Party house'. Usually 4-12 cars. Occasionally outdoor amplified music. Also I do believe STR have been show to have a modest impact on rental rates in a neighborhood due to reducing supply. There could be a policy to assign any revenue from STRs taxes to be applied to rental support.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Imposing regulations on all STR across the board is unwarranted. Targeting the units that get complaints specifically instead.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Respectful of disruptions in some cases. Cannot funds gained in tax dollars be used to enforce current regulations i.e. noise ordinance for those offenders? Same treatment as bad rental managers or even commercial uses.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Kenneth is 100% right about grandfathering. Regulations should be focused on problem properties. Folks that are doing things the right way should be allowed to continue. Most hosts are great members of the neighborhoods and good neighbors.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	As a partial dwelling Airbnb, we treat our space as a business and benefit to those traveling and visiting Charlotte. We run it at a high level and because we live there, we can easily mitigate any issues quickly and immediately. I would love for better language to be created for partial dwellings versus whole home STRs. I do think a majority of these issues are for select STRs and not the whole STR community. I think there should be consequences for those who receive multiple complaints and they should not be allowed to continue to rent. I am for STR's being allowed with some restrictions imposed to help those who are having issues with them in their neighborhoods.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Respectfully, could City provide correlated data - complaint counts tied to individual properties of the 3,000 population to understand the issue better?	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
2/24/2022	15.3 Principal Uses: Prescribed Conditions	Please tell us the specific sections of the ordinance that we are discussing, as media reports and other info sources have cited different sections. Thank you.	Updated 03/23/22: Section 15.3.AAAA	No

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>The 400ft distancing requirement may end up very hard to manage. For example, how would waitlists work? How often would lotteries be offered (daily, weekly)? My concern is that the distance requirement begins to become the determining factor of who is allowed to operate an STR. It really should be based on how responsibly the STR is managed. Focus on noise and nuisance make sense. All operators should be encouraged to run responsible STRs. This is also why grandfathering is so important. Hundreds of responsible hosts who are great neighbors will lose a primary source of income for no reason other than an arbitrary lottery.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Hello fellow hosts! We recommend investing in these safety devices to provide a safe environment for your rentals: Technology Safety Device Stack. 1. Minut Sensor for real-time noise and occupancy and party monitoring. 2. Fresh Air for real-time smoking. 3. Opeto for keyless, one time codes for guests. 4. Alexa Amazon Echo to reach unresponsive guests. 5. Nest Cameras for outdoor monitoring	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Do not agree with limiting number you can own/manage. This is my full time income for me and my husband.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	Has the City done any research on successful Airbnb/STR reform in other cities? It feels like we're 5 years in the past and they've picked arbitrary rules that don't solve the root issues.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	Suggestion: For multi-unit buildings (apartments, condos, duplexes, etc) replace the 400foot rule with an option like the City of Raleigh where the maximum is 25% STR units per building. That means an apartment complex with 200 units can have a maximum of 50 STR leases.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>Our home is in a zone R-3. This is Residential. A Whole House STR next door is not lived in other than by renters. Renters can be 18 years old and rent on a 1 night basis. This has provided our quiet street with parties involving 300+. There have been no consequences for ANYONE. The host is not local or available (never bothered to meet any of the neighbors). These parties have involved drugs, and violent behavior. Multiple police calls were required. City ordinances have changed to make trespassing and noise ordinances non-criminal so there is not much the police can even help with. There have got to be CONSEQUENCES for the owners/hosts to prevent this disruption to the RESIDENCE.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	great question - it is where we should focus the solution, if noise is the real reason driving the City's desire to add regulations. There are multiple potential solution: require renters to register, require renters to put down a deposit, enable CPS to issue citations -> I am not advocating for those solutions, just suggesting that policy should address the person violating the ordinance, not the STR landlord and not impacting the SDR's livelihood and use of their property	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Most of the rules to deal with complaints are better handled with other ordinances rather than within a zoning ordinance. The city has noise, trash, occupancy(health), and other ordinances that deal with the problems that have nothing to do with land use. Why not apply the rules to all rentals? what if an owner wants to have a party every weekend- same issues but no fix under these rules.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	I screen my guests also and am picky about who I will accept. I think the few rentals, where people do NOT screen, and they do not care... is ruining it for all the rest. I think some restrictions are good. to require a screening process. maybe require a security deposit for damage (if any). to eliminate the bad seeds...	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	The 400ft rule does not solve the problem for anyone. It hurts the good hosts and it also doesn't solve the problem for residents who have disruptive STRs as neighbors. Focus should be on removing small % of bad hosts	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Do not hurt the good hosts that are responsible and screen, with no problem guests. Apply rules for the problem hosts to make them screen and be better hosts. Esp. since Covid, people do not want to stay at hotels. They need rental spaces. It makes the city money. It helps economy. Some of us rely on this money to survive. (like myself).	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
2/24/2022	15.3 Principal Uses: Prescribed Conditions	Don't paint all STR operators with the same brush. I operate units with a 30 day minimum. There is no shortage of people relocating from NY and CA.	Updated 03/23/22: Under the proposed short-term whole-dwelling rental definition in the first UDO draft periods of rent over 30 days would not be classified as a STR.	No

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Let's set up a hotline, let those problem properties be identified, city get involved give them a chance to rectify, if not they lose the privilege.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	One idea is just to put a cap on the number of STRs in our city. Management and waitlists gets a lot easier. If we exceed the cap, then no new permits until the limit is reached. Far simpler and less convoluted than an arbitrary 400ft req. Solves the grandfathering problem and allows us to focus on regs that address problem properties.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Vacation rentals need to go to Myrtle beach or the ski mountains, Not on our single family streets. STR time frame needs to be defined. 1-2-3 Days? Different then Vacation rentals or a single bedroom	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>I understand the need for regulations. My biggest concern is the 400ft separation - that's not going to solve the problem for residents that have destructive airbnbs next door and further it's going to directly hurt the good hosts who earn much needed income from airbnb, myself included. I think these regulations would better serve both residents and hosts if the focus was placed more on removing the problem properties rather than blanket rules across the board. We have two homes in family friendly neighborhoods and I manage one other. We don't allow parties or gatherings of any sort. Any additional guests must be approved. We vet guests very carefully, have cameras outside and have good relationships with the neighbors and have had no problems and I think that 95% of hosts are similar. So again, I think the focus should be placed on removing the small percent of bad hosts that are giving the rest of us a bad name. Additionally, there should be something in place grandfathering in existing airbnbs, as we begin our short-term rentals when no regulations were in place. We invested money into furnishing and making them short-term rentals under the laws at that time and should not be penalized later for it. At our airbnbs, our guests are mostly families, many looking to relocate to the Charlotte area, others visiting family nearby. We've had local guests stay while their home was being renovated. Guests in Charlotte working for multiple months and they don't want to stay in a hotel, so there's a clear need for short-term rentals in Charlotte and the 400 foot rule does not seem to fit the problem we're trying to solve.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Hello, since unable to stay I will add my comments this way. My standards are, screen guests and have strict rules; employ housekeeping; give gift cards to local business and boost tourism. This is income for me/my family. Please consider all of this and help us. Also, where is the 400' coming from? We do not want parties either. Thank you so much for listening!	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	I came in late so it's possible that I may have overlooked some pertaining to the ordinance itself, but very briefly the situation that I'm in is completely different from the other people. It's the College Downs neighborhood, next to the university, where you have as many as four or five students living for nine months in a house and absentee landlords. I'm not expecting an answer necessarily at this point in the conversation but I did notice in what I assume is still in the ordinance is that the owner of the house has to live there. I, again I may have missed something in the discussion. Maybe that's changed since the time I first looked at the ordinance language but it's quite a problem here with the students and I don't think people want students out of the neighborhood completely, but we really could use some very strong regulations on who who lives there, how responsible the landlord should be, how long they should be there for and whether landlords really need to be in the house. So I just want to get that out on the table and thank you for inviting me.	Updated 03/23/22: Under the proposed short-term whole-dwelling rental definition in the first UDO draft periods of rent over 30 days would not be classified as a STR.	No

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>I am very glad that we're having this forum here because I represent, I would say senior citizens. I've turned on quite a few senior citizens to the idea of an airbnb and basically with raising prices, grocery stores and everything else involved, they have found it to be very helpful and quite an additive to their incomes. Let's see, what else? I'm kind of reading my notes here now. I myself, I've been doing it for three years. Two of my close friends have been doing it for several years also. I'm also a realtor and a short term stay has been very helpful for my clients that are closing on properties and need somewhere to move into, already furnished until their property is either built or ready to move in or they're closing. So we find short-term rentals very helpful, really to the economy. Okay, so I'd like for that to to be considered for the senior citizens that are making ends meet out here. Thank you.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>I'm a nurse, I'm a Charlottean. I work for Atrium. I love Charlotte and we've been blessed to have our airbnb now for a few years and it has enabled me to be home with my kids. It's an income stream that is just absolutely valuable to our home. And I just want to say I know you guys are talking about grandfathering people, which is great for me but I don't think it's right to strip people who are moving to the area, who like me need that extra income stream and have you know a great grasp of handling our personal property well and making sure to maintain excellent standards with the guests that we host. We have never had any difficulties. If we had even the slightest, airbnb handled it firmly for us so I just don't think the city really has the expertise or the insight or really the right to infringe on our personal property and what activities we are hosting there. Now if obviously there's a party or a public disturbance then sure those rare events bring in the police, you know. I don't think a very broad reaching rules like you guys are promoting here is going to help. I think it's going to hurt a lot of middle to low-class people like me that are trying to just make ends meet, like somebody mentioned before and really it is a blessing to people that we bring. I just want to say airbnb is a great company. I love their anti-discrimination rules that they put in place and so it's really all are welcome and I feel that in my own home with airbnb. I know that's important to Charlotte as well. I just think it would be a win for all of us to keep the freedom going with how we treat our personal property and our personal businesses. Thank you.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>I appreciate the opportunity to talk and well my concern is again, and it's been reiterated, the 400-foot rule and the grandfather clause also. Like the first speaker stated that we invested heavily to begin this and I have a few of them, a few airbnbs. And with airbnb there's clauses and regulations, rules where you can't have any parties and and they'll actually cut your account. So that that won't be an issue if you're on airbnb, VRBO I believe also. And that that's what I wanted to state and if the short-term rentals are listed and regulated even by the host company, then I think everything should be sufficed in keeping the neighborhood up to par. No parties and the trash issue not being an issue and everything that a neighborhood would be concerned of. But that's basically what my foot would be on this. Thank you.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>I appreciate the chance to talk. Just a couple of real quick points. I agree with a lot of what Anne said and the last gentleman that spoke. I do think that the grandfather clause should be something that needs to be considered again, because we did invest heavily. I also think there should be some consideration given to addressing or regulating when problems arise, not just a blanket regulation on everybody that does this, right? Like a three strikeout rule, maybe the police have to get called more than once. I'm also in a unique situation where I have an airbnb that I live on premises, so I feel like a lot of this stuff shouldn't apply to somebody like myself, where I shouldn't have to post my personal information on the side of my garage apartment when I live here. You know what I mean? There's no problems. And then just speaking to what the last gentleman said, I do disagree. I think there should be regulations put in place because just because airbnb and vrbo are the the flavor of the day, we don't know what kind of platforms may arise tomorrow. And so I don't want a city run amok with short-term rentals. There should be some regulations in place. I just want to try to find that that fair balance between regulation and over regulation. And that's all I have to say. Thank you.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>Perfect. I am also a host on airbnb and vrbo, a super host, and it's essentially, honestly the same sentiment that everyone else relayed earlier, because we've never had issues on our two properties and we have cameras, actually with live guards and so even when we're asleep if an issue comes up, it's monitored by somebody who you know is monitoring these cameras 24/7 and is able to call the police. I would say. Not that it ever happened in the past. I also want to voice my support for the grandfather clause, right? Like what are we going to do with the existing short-term rentals? And also, I wanted to find out if there's going to be a place to ask questions, because I'm not very clear on the property manager. Is that going to be just an owner for example? Or you have to have like a licensed property manager, who's managing your properties? If you can provide any guidance maybe after for where we can find out answers to those questions that would be great.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>Yeah, I'm here. Thank you. Let me pull up my notes real quick. So we live downtown and there are a number of airbnb properties nearby and so I really wanted to respond to the the reasons behind the new ordinance, namely that they're a nuisance; that the short-term rentals are nuisance because they attract noisy parties or disrespectful guests. Once in a while that's certainly true. There are groups who get out of control or who happen to be a little bit noisier than maybe they should be, but you know when that happens we call the owner of the property or the property management company and they take care of it immediately. In some cases, I've even seen them kick the guests out of the house in the middle of the night. Send them packing. But what's more, you know this is happening less and less frequently because, as Anna Sargent said very clearly, the property owners are getting smarter about screening their guests to avoid unpleasant and potential unpleasantness and potential damage to their property. So I actually like having the airbnbs, where you can have an intermediary to call them. Compare that with the many private owners in our neighborhood. On any given weekend those folks invite their friends over to celebrate a panthers game or a work holiday or just the nice weather in town and when that happens, the party lasts well into the early morning. You know we lay awake listening to our neighbors party in the driveway, in their living room, on the rooftop decks down here. And complaining is not only useless, because there's nobody really to call other than the police, but it's also counterproductive to being a good neighbor. You risk the the neighborly relationships and everything else.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>My first concern is the 400ft rule. I think this will not solve the problem and it's very hard to implement it fairly. I agree with one previous speaker that we should focus on eliminating bad listings. We could have a feedback system, like the point system for driver license. Like for example, if you get complaints from neighbors or something from police department you will lose some points. So, if you lose certain points, we can eliminate the bad airbnb host and listing by doing that. Not allowing just anyone to just get a airbnb listing. I also agree the grandfather should be honored here and my second concern is about the parking. As you know, in the Uptown, NODA, South Park areas it's hard for a building to have a lot of off-street parking in the building. I think you should also allow them to use commercial garage. For example, if the commercial garage is within five minutes walk of the building, of the listing I think it also should be considered as off-street parking. And the airbnb host, they can communicate clearly with their guests so the guests know where to park and they are not going to cause any problem for the neighborhood.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>In addition to some of the concerns that are already posted and are mentioned here, my biggest, my second other concern was you know what qualifies as a complete dwelling? Many of my homes, I block off certain areas of the houses, which are not accessible to the guests even though the rest of the house is. So would that still qualify as a complete dwelling or not? So, that's my concern here. Thank you.</p>	<p>Updated 03/23/22: Complete dwelling means the whole dwelling - Not portions of the whole that have been blocked off.</p>	No

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	I'm a native of Charlotte in real estate and I have many STRs. This has enabled me to go to different states, I also have some in Florida. Orlando is opening them back up because they're losing a lot of income from banning them. Having a lot of restrictions has harmed them. How do you feel about that type of thing? Are there any comments about lost revenue? The only thing that makes up for not having enough spaces for hosting a super bowl is STRs.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>I am a host of short-term rentals and have been for the past four years. First thing I just want to address the question regarding the local manager rule and your instructions to put on the portal. I just want to make sure that the answers to those questions will be available to everyone, regardless of who actually answered or asked the question? So I just wanted to put that up first, but to my point, I wanted to talk about the 400-foot rule to reiterate what many have already addressed. I believe that is just a blanket band-aid for a problem that really can be handled by uprooting those who are the bad apples. I, just like some of the other folks who have shared this evening, have operated ethically and safely and profitably over the years and I implement these rules and things to make sure that I have guests. I vet the guests, make sure we have copies of their IDs, that we go through the protocols of the platforms, as well as directly, but I also include those neighbors. And we have monitoring systems - noise and cameras and such to make sure that the guests are operating according to our house rules. And if they don't, they get kicked out. And so just by having blanket standards across the board, I think it would actually be detrimental not only to the community, but to also those of us who are hosts, who are bringing in income and guests to the city. As far as the 30-day rule, we have a number of use cases where people are coming in and they don't want to stay at a hotel. People who are coming in for hurricanes, you know and other situations that become amazing...PT 2 6:46 - All I wanted to just add to what I said previously was that there are many use cases of why people use short-term rentals that aren't just the vacationers and they may need more than 30 days. For example, someone who had an insurance claim. These could be local folks who maybe there's roof damage or something in their home and they don't want to stay in a hotel or they have a whole family with pets. This is just one example of literally hundreds that I can drop with you. Short-term rental supply and need in the marketplace and it's really about having ethically and safely monitoring these units. I myself actually teach students on how to have short-term rentals and how to actually have them where they're properly</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	I definitely agree with everything that's been said. And I attended the call that was earlier today, so it sounds like the consensus is everyone definitely wants the bad apples that are said to be the ones identified, that are causing issues and those are the ones that are not responsibly managing the properties. I guess one follow-up concern or thought I had was exactly how to identify those and then reporting it? If there will be people, i'm sure everyone is ethical and means well, but what if some people are reporting people intentionally, like competitors reporting other hosts, or neighbors just reporting properties where there's really not a nuisance? Just trying to think of ways to make it equitable and really fair to make sure that only problem properties are identified and verified for those complaints. Thank you.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>I'm coming from the opposite side of things I think for most of the people here, as someone who lives across from a couple airbnb's. You know I think the grandfathering in existing airbnbs just because we didn't have regulations before, I don't think that's any reason to grandfather in existing airbnb's, especially when I think we've got a situation close to us where there's some gray areas in the existing regulations. I think that we're kind of touched on a little bit earlier with accessory dwelling units and how those are treated when it comes to airbnb's, short-term dwellings. I think the other point, I'd like to bring up is someone earlier mentioned the owner occupied. You know I think that definitely should be something that's explored for someone that's living in that house and can more closely watch that should definitely be granted maybe either exemption from that 400 foot rule or you know some other similar breaks in that part of the process, since they're more more vested in that community you know and have to kind of experience what it's like to deal with short-term rentals in your in your neighborhood, so that's my feedback. Thank you.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>Okay, so I'm just going to reiterate some of what we've already heard - that we support the grandfathering and have concern with the 400-foot rule. We own two airbnbs. One is in a more transitional neighborhood and we bring in professionals and traveling nurses and folks that actually are building the community up and bringing revenue to the city. The other thing that hasn't been touched on yet that I wanted to touch on that is concerning to us in the UDO is the signage requirements and the fact that we are afraid that posting that kind of information in a conspicuous spot is going to bring the potential for crime to our properties. Because that it is going to red flag those properties as being short-term rentals that are fully fully furnished and maybe target, either in vacant short-term rentals that are furnished or that travelers are staying there and might make our guests targets of crime and so we're concerned about the the extensive signage requirements. You know a permit number or something like that being posted as one thing, versus a manager's name and phone number and you know all the information that's currently in the UDO that would have to be posted. But we do agree with the need for some regulation, we just would like to see you guys take a little more time to make sure you're addressing all these concerns that multiple people of us have.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>What I would like to ask besides I'm a co-host, I'm electrical contractor and I'm dealing with City enough. So my question is, how are you guys planning to determine the permit price? So, let's say someone renting a room out and someone renting a mansion out. Are you planning to just kind of give the same price for the permits for everyone? And also, who is going to be issuing licenses for the host? Are you planning to create a board, licensing board, like electrical board, plumbing board, etc? That's kind of it.</p>	<p>Updated 03/23/22: The fee amount of the zoning use permit is reviewed and set annually by the City Council during the annual budget process. The fee is flat for the zoning use permit, regardless of the scale of the use.</p> <p>There are no proposed provisions to issue licenses to hosts and/or to create an STR board.</p>	No

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Hi, just one comment I wanted to make is that I know in other cities when they've started to do regulations they have zones, so like in Nashville Tennessee for example you live in a really nice residential neighborhood with single-family homes with large yards and there's bachelor and bachelorette parties that are being really disruptive to the neighborhood. That's completely different than an airbnb in downtown Nashville, so I'm just wondering if the regulations I just don't believe they should be applied universally. Like the building that I host in in Plaza Midwood is like 200 feet long, so when you say they can't be further than 400 feet away, it's like the building's not even that long. So I think that maybe that was created with the thought of single-family homes. I'm not sure and I can certainly understand how a neighborhood in Nashville that's a residential neighborhood where they have children and there's all these people partying all the time is a problem, but you kind of expect it in more of a downtown area, so I just wanted to bring that up. That zones within Charlotte should be considered.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
2/24/2022	15.3 Principal Uses: Prescribed Conditions	I'm currently a super host. I enjoy listening in on others perspectives and points of view.	Thank you for your comment.	No
2/24/2022	15.3 Principal Uses: Prescribed Conditions	Need definition of property manager is this the owner or has to be licensed property manager	Updated 03/23/22: The property owner can be the property manager.	No

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	The requirement that the manager be local should not apply unless a property is a repeat nuisance. Many property owners not located locally do a fine job keeping their properties in order.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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2/24/2022	15.3 Principal Uses: Prescribed Conditions	Noise/nuisance code violations should be issued on those properties creating issues	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.3 Principal Uses: Prescribed Conditions	<p>I could not get off mute when called upon. I would like to say I am an RN and we have an Airbnb in our home. We host senior citizens, nurses, and young and old people for many many reasons. We have been doing this for years. Airbnb has strict rules and regulations already for membership as a host or as a visitor. These rules proposed are not a one size fits all and are over reaching at a great level. The city should not have a right to control any portion of what I do or who I invite to my personal home. This is a very negative movement against small business owners and middle to low class people who are trying to create extra income and provide an affordable place to stay for people in our community.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
2/24/2022	15.5 Accessory Uses: Prescribed Conditions	The original draft does not allow ADUs to be built on single family lots where there is an existing duplex, but it will allow triplexes to be built on these lots. There are lots of these affordable duplexes built on corner lots around the city which the city has declared it would like to keep because they're naturally-occurring affordable housing. Yet the policy encourages people to tear those duplexes down to build a new triplex, rather than simply building an ADU on the same lot. That means we end up with 3 more expensive units, rather than 2 affordable units and one new unit. It seems counter productive to the stated desire to retain as much naturally-occurring affordable housing as possible. I would encourage you to allow ADU to be built on lots with existing duplexes. I have several of these lots/units and I get regular offers to tear them down and build something new. I was hoping the proposed UDO would allow me to keep those affordable units and build new ADUs. Unless modified, it will not make any sense to keep the existing units.	Updated 05/01/2022: The 2nd draft UDO will be revised to allow an ADU with a duplex building, as long as the duplexes are not on sublots.	Yes
3/11/2022	15.6 Use Definitions	Farms should be allowed in ALL zoning categories. Some farm elements cannot be regulated if they meet state definition of bona-fide farm (which is not defined in the UDO) including catering and farm sales. Farm definition on 15-45 does not encompass all of the definition in state law § 160D-903. Agriculture- Industrial processes definition on page 15-40 includes some of the uses qualified as bona-fide farms that are excluded from regulation per § 160D-903.	Staff will amend the second draft UDO to clarify bone fide farms will be allowed in all zoning districts in the ETJ, consistent with state law.	Yes
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Community Gardens should be allowed to compost (prohibited on pg 15-17-- unless the sentence is just bad sentence structure and it means to say 'composting manure or spreading thereof is prohibited') AND Community Gardens should be allowed in all zoning categories. Isn't that what the 2040 Plan called for?	Updated 04/05/2022: The prohibition on composting will be eliminated. Community gardens are a permitted use in most UDO zoning districts, including all residential districts and centers.	Yes
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Page 15-24 top of the page GGG. 2: Multi-dwelling development says 90% of a singular product type 30 acres or greater but page 5-1 section 5.2B says 2/3rds on parcels >30 ac. Which is correct?	This incongruity will be corrected in the second draft UDO.	Yes
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Page 15-19 Family Child & Childcare center in residence (page 15-16) continue the 400' separation but the 2040 Plan placed significant emphasis on the need for more child care (Five specific goals). Lower the 400' to achieve your goal or keep complaining that the goal isn't being met	Updated 03/25/2022: We do not believe the 400' separation requirement is an impediment to increasing the availability of child care. It is intended to prevent neighborhoods from being saturated with this use and the traffic that may result.	No

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3/11/2022	15.3 Principal Uses: Prescribed Conditions	The definition of Animal Care facility page 15-13 acknowledges that kennels & vet clinics need outdoor exercise areas for pet health, but removing that outdoor use in Neighborhood Commercial Establishment (pg 15-24) makes the neighborhood serving use unrealistic since pets need outdoor area. Change page 15-24 to allow the outdoor component with setbacks or noise barriers	Updated 03/25/2022: Neighborhood Commercial Establishments are permitted in residential neighborhoods, with the restriction on outdoor space for animal care facilities intended to minimize the noise that may be associated with this use in close proximity to dwellings. This does not prevent residential development from providing outdoor pet areas for the use of residents.	No
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Page 15-24 HHH. 5 Neighborhood Commercial Establishment (NCE) #1 prohibits expansion of currently existing non-residential uses. Why? Article 39 page 39-2 would allow 1000 sf or 25%, or expansion as long as parking is sufficient.	Updated 04/14/2022: Article 15.3.HHH prescribed conditions for Neighborhood Commercial Establishment) prohibits expansion of existing structures with the intent to preserve the residential character of neighborhoods.	No
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Page 15-24 HHH. 5 Neighborhood Commercial Establishment (NCE) #3 allowances for new uses on corners should also apply to N1. To further the 10-min neighborhood goals, NCE's might be appropriate for N1 and N2 properties that face arterials	Updated 03/25/2022: Per the Use Matrix (Table 15-1), this use is permitted in all Neighborhood 1 and 2 districts with prescribed conditions.	No
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Page 15-24 HHH. 5 Neighborhood Commercial Establishment #5 restriction on only one use within a 'reuse of an existing structure' seems inappropriate for larger reuse buildings. I.E. A doctor and a yoga studio would be complementary uses in the same building.	Updated 04/14/2022: Staff will amend the second draft UDO to strike this "one use" prohibition.	Yes
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Page 15-24 HHH. 5 Neighborhood Commercial Establishment 5 d- 'art and fitness' does "AND" mean I have to offer yoga AND pottery? Doesn't that make it two uses & thus prohibited? Definition on page 15-41 is 'Art or Fitness.'	Updated 03/2/2022: This should be Art OR Fitness Studio, which is the actual name of the permitted use. We will make the necessary correction in the next draft.	Yes
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Page 15-24 HHH. 5 Neighborhood Commercial Establishment 5 e 'childcare center' – are they also subject to the 400' separation though it's not listed in #S on page 15-16 ? if answer remains Yes, then consider removing or reducing that separation to encourage more child care that the 2040 Plan said was in such short supply	Updated 04/14/2022: Staff will amend the second draft UDO to clarify the 400' separation also does not apply to a childcare center operating in a neighborhood commercial establishment.	Yes
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Page 15-24 HHH. 5 Neighborhood Commercial Establishment Since Drive-through facilities (HHH. 7) are not defined on page 2-13, are portico's for dropping off pets, children, & patients prohibited since a porticos purpose is for a drive-through transaction? Surely not prohibited, but needs clarification	Updated 03/25/2022: If there is an existing Porte Cochere, defined as "A permanent structure built over a driveway or entry drive that provides temporary shelter to persons exiting a vehicle", this would be permitted.	No

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Page 15-24 HHH. 5 Neighborhood Commercial Establishment #5. Add Specialty Food Service as an allowed use.	Updated 04/10/2022: This use will be added in the next UDO draft.	Yes
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Page 15-24 HHH. 5 Neighborhood Commercial Establishment 5.h. The definition of Personal Service Establishment needs to exempt Body Modification (tattoo & piercing) parlors, as it doesn't meet the definition of 'needed, frequent and recurrent', and, this adult use is not appropriate for N1 and N2 Neighborhood Commercial Establishments	Updated 05/02/2022: Staff will amend the referenced language to remove "frequent and needed" from the prescribed condition.	Yes
3/11/2022	15.3 Principal Uses: Prescribed Conditions	Page 15-24 HHH. 5 Neighborhood Commercial Establishment HHH. #7. Last sentence about parking being 'retained' implies that non-compliant parking would need to be removed. Neither Article 19.6 nor 39.4 says that. I think # 7 needs a little more clarity.	Updated 05/02/2022: Staff will amend the text to remove "compliant with Section 19.6" from the draft language.	Yes

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3/11/2022	15.3 Principal Uses: Prescribed Conditions	<p>What is the rationale for only permitting a Car Wash in Commercial zoning districts while Gas stations are permitted not only in Commercial districts but also ML, IMU, NC, and CAC zoning districts? Many gas stations have an auxiliary drive-through car wash which would not be permitted under the UDO.; The definition of a Religious Campus would indicate that any parcel which has a place of worship by definition is a Religious Campus. However, in the Use Matrix (Table 15-1) a Religious Campus is only allowed in zoning districts IC-1 and IC-2 while Place of Worship is excluded from IC-1 and IC-2. What is the distinction between the two uses?; What is the rationale of not allowing a cemetery in a Religious Campus?; Based on the definitions in Section 15.6, a facility that provides a continuum of care to residents that is housed in a number of multi-family dwellings would not qualify as a CCRC since it doesn't have a range of dwelling types. Is that correct?; In defining a Continuum Care Retirement Community, what is the criteria for being large-scale? Is number of buildings or number of residents or land area? Who makes that determination?; What was the rationale for excluding Community Garden use from any Campus zoning district?</p>	<p>Updated 03/24/2022: 1) The UDO definition of Gas Station allows for an accessory car wash bay. Car Wash is a stand-alone car wash and not the type of car wash bay typically found at a gas station.</p> <p>Updated 04/05/2022: 2) Not all places of worship will be a Religious Campus. It is a permitted use in the IC-1 and IC-2 Institutional Campus zoning districts, which have a 10-acre and 5-acre minimum area requirement respectively.</p> <p>3) A cemetery would be allowed as part of a Religious Campus in IC-1 or IC-2 zoning. The Religious Campus use definition (page 15-50) accomodates "the grounds and buildings of a place of worship...", and a cemetary/graveyard would be permitted as part of the grounds.</p> <p>4) Nothing in the prescribed conditions for a CCRC requires a range of dwelling types, but it does require at least two uses from among a list of possible uses related to continuing care. (Article 15.3.Z). Large scale is determined by the acreage of the campus development.</p> <p>5) Campus definitions are very broad. A community garden would be permitted in a Campus Zoning District where it would be an appropriate use as part of the</p>	<p>No</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/13/2022	15.3 Principal Uses: Prescribed Conditions	<p>15.3, Section AAAA Short-Term Whole-Dwelling Rental:</p> <p>My biggest concern is the 400 ft separation. That is not going to solve the problem for residents that have disruptive airbnbs next door and further it will directly hurt the good hosts who earn much needed income from airbnb, myself included.</p> <p>I think these regulations would better serve both residents and hosts if the focus was placed more on removing the problem properties rather than blanket rules across the board.</p> <ul style="list-style-type: none"> <li>- We have 2 homes in family friendly neighborhoods and I manage one other. We do not allow any parties or gatherings of any sort. Any additional guests must be approved. We vet guests very carefully &amp; have cameras outside. We have good relationships with the neighbors and have had no problems.. I think that 95% of hosts are similar.</li> <li>- Again, the focus should be placed on removing the small % of bad hosts that are giving the rest of us a bad name.</li> </ul> <p>Additionally there should be something in place grandfathering in existing airbnbs as we began our short term rentals when no regulations were in place -we invested money into furnishing and making them short term rentals under the laws at that time</p> <ul style="list-style-type: none"> <li>- should not be penalized later for it.</li> </ul> <p>At our airbnbs, our guests are mostly families:</p> <ul style="list-style-type: none"> <li>- many looking to relocate to the charlotte area</li> <li>- others visiiting family nearby,</li> <li>- had many local guests stay while their home was being renovated</li> <li>- guests in charlotte to work for multiple months and don't want to stay at a hotel.</li> </ul> <p>There is a clear need for STRs in Charlotte and the 400 ft rule does not seem to fit the problem we are trying to solve.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/14/2022	15.3 Principal Uses: Prescribed Conditions	<p>Your responses to restaurant separation requirements keep referencing the 2019 TOD requirements. I am not sure if everyone knows but TOD = "transit oriented development." TOD zoning was developed for high density development around public transportation - I do not think these standards were developed to be applied broadly across all zoning districts.</p> <p>Current zoning requirements have separation requirements to protect adjacent residential properties from the associated noise, odors, deliveries, etc. typical for restaurant operation. To apply the TOD standards with NO SEPARATION REQUIREMENTS to ALL zoning districts is setting up the city for conflict between restaurants and adjacent residential zoning districts - especially in existing neighborhoods with smaller lot sizes / buffers.</p> <p>Of course there are restaurants that are "good neighbors" and respect their adjacent residential areas, but we must maintain the current zoning protections for the less considerate restaurant owners.</p> <p>Please reconsider adding separation requirements to protect residential zoning from adjacent restaurant use.</p>	<p>Updated 04/05/2022: We do not believe restaurants need to be separated from residential areas. The prescribed conditions for restaurants/bars (Article 15.3.UUU) require incidental entertainment to be conducted indoors and windows and doors to remain closed between 11 pm and 6 am. If there is outdoor entertainment allowed as an accessory use to the restaurant, it would have a separation requirement from a Neighborhood 1 place type and restricted hours (Article 15.5.F).</p>	<p>No</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/15/2022	15.1 General Use Regulations	In regards to Section AAAA - Short-term Whole Rental Dwelling, I adamantly object to such a ridiculous regulation. Such a ruling would put many responsible AirBnb owners out of business and would have serious impacts on Charlotte's tourism. This would disrupt many AirBnb owners successful businesses that is handled with respect to neighbors while providing much needed service the Charlotte Metro area.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p>	Yes

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3/15/2022	15.3 Principal Uses: Prescribed Conditions	<p>AAAA. Short-Term Whole-Dwelling Rental</p> <p>As an acoustician my research about sound propagation indicates the proposed 400 feet is inadequate for sufficient sound drop off to protection full-time residence from STR disturbances. Should be 800 feet minimum. Short-Term Whole-Dwelling Operators can't or don't regulate or monitor noise from the renters. Many renters are there to have a party. Some come and go all hours of the night and early morning. These disturbances are very unsettling. Almost always the STR owners and operators don't live next door or near their STR.</p> <p>Please remember that STRs are a small part of a community. They should not be allowed to disrupt residential areas. STR owners have a big voice backed up by Airbnb (a 30-billion-dollar company making money from every rental). Most residence are not aware of the problem until they are confronted with it so they don't speak out.</p> <p>We need a voice to help preserve and protect our neighborhoods and keep them safe.; There should be a survey conducted to determine how many Short-Term Whole-Dwelling Rental owners or operators actually live next to their business. This might help clarify why the STR owner-operators are so unaware of how noisy and disruptive STRs can be.</p> <p>Maybe they should be required to live next door to THEIR STR business. They make sizable profits at the expense of our once safe neighborhoods. STR owner-operators should live next door to their business to enjoy the noise and crime they bring to our neighborhoods.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/16/2022	15.1 General Use Regulations	Why the need for government regulation of a privatized business? It seems quite redundant to make life on those seeking to earn extra cash by opening up their homes to guests touring, exploring, working and visiting the city. Talk about over-regulation.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes
3/16/2022	15.3 Principal Uses: Prescribed Conditions; 15.4 Temporary Uses: Prescribed Conditions	Laissez-Faire	Thank you for your comment.	No

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/16/2022	15.3 Principal Uses: Prescribed Conditions; 15.4 Temporary Uses: Prescribed Conditions	<p>(Part 1 of 3) Hello,</p> <p>I have worked very hard to purchase a home for myself that is very rentable and in a location that I specifically invested in so that I could supplement my income and live comfortable until I save up again to purchase another home in Charlotte. The new suggestions around STR are ones I do not agree with. I absolutely love living and working in Charlotte and contributing to the housing market, as well as bringing in more people to see how great the city in when they visit. If you remove short term rentals that can be more affordable for some people and also provide the homeowners with a little extra money to save up to buy another home - then I feel like this is doing a disservice to the community. I understand but corporations are feeling like they're taking a hit because of covid, etc.. having more people coming and going from the building is something people are scared about. However, the people coming for a short vacation looking to save money and have a local person available for help and advice is something I even enjoy when I travel and I'm a travel blogger. I think it's important to keep the housing market, people who have invested in the community in this area, and people coming to town the opportunity to chose where they want to stay. Regardless they are bringing in some money to the Charlotte area. I hope you understand there are many of us, and we would love to be heard as well, we might not be a large corporation, but Charlotte is a great place to live and invest in, we would love to continue to do that! Thank you!</p> <p>A few of the policies being considered that I do not agree with- in attempt to limit If not restrict owners of STR.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/16/2022	15.3 Principal Uses: Prescribed Conditions; 15.4 Temporary Uses: Prescribed Conditions	<p>(Part 2 of 3) Minimum 400 feet separation between a STR and any other STR, bed and breakfast, or rooming house;                      Requirement for a local manager, having an office or residence located within 30 miles of the subject property, to be available 24 hours per day;                      Maintain records demonstrating the local operator, the dates of rental for the previous 365 days, and the number of renters.</p> <p>Thank you for your time and consideration! ; Hello,</p> <p>I have worked very hard to purchase a home for myself that is very rentable and in a location that I specifically invested in so that I could supplement my income and live comfortable until I save up again to purchase another home in Charlotte. The new suggestions around STR are ones I do not agree with. I absolutely love living and working in Charlotte and contributing to the housing market, as well as bringing in more people to see how great the city in when they visit. If you remove short term rentals that can be more affordable for some people and also provide the homeowners with a little extra money to save up to buy another home - then I feel like this is doing a disservice to the community. I understand but corporations are feeling like they're taking a hit because of covid, etc.. having more people coming and going from the building is something people are scared about. However, the people coming for a short vacation looking to save money and have a local person available for help and advice is something I even enjoy when I travel and I'm a travel blogger. I think it's important to keep the housing market, people who have invested in the community in this area, and people coming to town the opportunity to chose where they want to stay.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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3/16/2022	15.3 Principal Uses: Prescribed Conditions; 15.4 Temporary Uses: Prescribed Conditions	<p>(Part 3 of 3) Regardless they are bringing in some money to the Charlotte area. I hope you understand there are many of us, and we would love to be heard as well, we might not be a large corporation, but Charlotte is a great place to live and invest in, we would love to continue to do that! Thank you!</p> <p>A few of the policies being considered that I do not agree with- in attempt to limit if not restrict owners of STR.</p> <p>Minimum 400 feet separation between a STR and any other STR, bed and breakfast, or rooming house;                      Requirement for a local manager, having an office or residence located within 30 miles of the subject property, to be available 24 hours per day;                      Maintain records demonstrating the local operator, the dates of rental for the previous 365 days, and the number of renters.</p> <p>Thank you for your time and consideration!</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/17/2022	15.3 Principal Uses: Prescribed Conditions; 15.4 Temporary Uses: Prescribed Conditions	15-29 question #8- b. Should quest not invite family to visit while staying at Airbnb. Are they able to have a celebration within reason and time frame?; 15-29. 8 [b]	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/17/2022	15.3 Principal Uses: Prescribed Conditions; 15.4 Temporary Uses: Prescribed Conditions	On behalf of our client, Sugartree Issuer, LLC, we submit the following comment: Out of the top 25 U.S. cities (not including NYC & LA), only 2 have distance restrictions. Only 4 cities have no short term rental restrictions which includes Charlotte. Sugartree does not oppose the other proposed restrictions. The 400' restriction should not be adopted in the City of Charlotte.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	Table 15-1: Dwellings need better definitions. For example, how is a 3-unit townhouse different from a triplex? SF & MF Dwellings are not defined in the Definitions. For example, there is not a definition of MF-stacked.	Updated 03/25/2022: A 3-unit townhouse is considered a triplex in the UDO. A townhouse is defined in Article 15.6 as "a structure consisting of five or more dwelling units..." (see page 15-44 of the first draft UDO). Single-Family dwellings as well as Multi-Family dwellings are defined in Article 15.6 They are listed as "Dwellings - Single-Family" and "Dwellings - Multi-Family".	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15-1: Short term whole dwelling rental: What is this use? No definition, but it looks like it allows commercial in residential zones. BIG DEAL. Not necessarily bad.	Updated 03/23/22: The definition of short-term whole-dwelling rental is found in Section 15.6 on p. 15-51 of the first draft UDO.	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	Table 15-1: Many of these uses are not defined in article 2. They're defined at the end of this section. Probably should be consolidated into the Definitions section. Also, "restaurant and bar" is used here, but not EDEE.	Updated 03/25/2022: Uses are defined in Article 15. Article 2.2 contains General Definitions. EDEE is a term that is not used in the UDO.	No

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3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	Table 15-1 - Drive thru's limited this much currently?	The drive-through standards are designed to support the intent of the 2040 Comprehensive Plan to enhance walkability in Charlotte.	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	Table 15-1 Outdoor seating: Outdoor seating has been broken out of restaurant/bar, and is pretty limited re: location. Is this ok? Is this intentional? Will this make it more difficult to have cool venues around Charlotte?	Updated 03/25/2022: Outdoor Seating/Activity Area is an Accessory Use that is permitted with prescribed conditions in all zoning districts where a Restaurant/Bar is permitted. Allowing it as an accessory use to a bar/restaurant allows for restrictions on food and beverage service between 11 pm and 8 am in close proximity to nearby residential neighborhoods to limit adverse impacts on these neighborhoods.	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15-1 multi dwelling development: What is this use? / SF intentionally disallowed in any of these zones?	Updated 04/05/2022: A Multi-Dwelling Development is defined as "A development consisting of two or more single-family, duplex, triplex, quadraplex, townhouse, and/or multi-family principal buildings located on a lot or parcel of land under single ownership, and planned and developed with a unified design of buildings and coordinated open space and service areas. Only those dwelling types allowed within the zoning district are allowed within the multi-dwelling development." It is a permitted use in the N-1F, N2-A, and N2-B Zoning Districts.	No

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3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15-1 Drive-thrus really limited	The drive-through standards are designed to support the intent of the 2040 Comprehensive Plan to enhance walkability in Charlotte.	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15-1 Accessory Uses: If you have an existing residence on a lot that is zoned with more intensity, are you able to construct an ADU to accompany your existing SF residence or no?	Updated 04/05/2022: ADUs are only permitted as an accessory use in the Neighborhood 1 and Neighborhood 2 zoning districts. If for some reason your single-family home has other zoning, an ADU would not be allowed but you could apply for a rezoning to N1 or N2 to be able to add it.	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15.3 U - Childcare center large - Many of these uses described are not defined.	Updated 03/25/2022: Staff does not understand which uses you are referring to.	No

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3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15.3 DD - Drive Through: Commercial real estate people really need to drill into this. For example, the required bail out lane essentially eliminates a possible second drive-thru lane in many instances. Fast food is moving away from internal dining rooms and toward drive-thru only. This needs its own discussion & reconciliation w/ Ordinance vs. Market	The drive-through standards are designed to support the intent of the 2040 Comprehensive Plan to enhance walkability in Charlotte.	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15.3 FF, GG, HH, II: We need better explanation from staff of how all of this works. Uses are not defined, so it's hard to tell if this has any pitfalls.	Updated 03/25/2022: All of these uses are defined in Article 15.6 beginning on Page 15-43 of the first draft UDO.	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15.3 XX 1: This will make a lot of sites much less efficient. Current I2 zoning has 0 or 4' setbacks. And there are many outside storage sites that are 2 acres or less.	Updated 05/02/2022: Staff will amend the language for abutting Manufacturing and Logistics parcels do not need to provide a landscape yard but still must have a fence.  Additionally, staff will reduce the distance materials cannot exceed the height of the fence from 50' to 30'.	Yes

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3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15,3 XX2: Class C is 10' and makes the sites much less efficient. I don't think current zoning requires this landscaping. / XX, 4: Another citation states that if you store items greater than the fence height you must be 50" from the lot line. This chews up a lot of land and is unrealistic.	Staff will adjust the language of the second draft UDO for standards related to the height and screening of outdoor storage to reduce the impact of the stated concern.	Yes
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15-3 YY 1a: Current I1 zoning allows a little outside storage based on the building size. Prohibiting all outside storage in the Industrial Light is onerous and unrealistic.	Updated 03/25/2022: The restriction on outdoor storage only applies to light industrial uses in the IMU zoning district. Light industrial uses may have outdoor storage if they are located in an ML-1 or ML-2 district. The IMU district is meant to encourage the adaptive reuse of existing buildings in areas that are transitioning from industrial to more mixed-use. Outdoor storage would be incompatible with this transition to a more pedestrian-oriented place.	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	YY1b: Why limit the size to 30,000 sf? There are many light industrial uses greater than 30,000 sf. What does this accomplish?	Updated 03/25/2022: The size limitation only applies to light industrial uses in the IMU (Innovation Mixed-Use) zoning district. This may be increased to 60,000 sf if located in a building constructed prior to 1980. Existing light industrial uses that exceed 30,000 sf are legal nonconforming uses and can continue to operate in accordance with the standards of Article 39. The IMU district is meant to encourage the adaptive reuse of existing buildings in areas that are transitioning from industrial to more mixed-use.	No

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3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15-3 GGG: Is this the replacement for Planned MF? Looks like it. Required mix of dwelling types for larger tracts.	Updated 03/25/2022: Yes, this replaces Planned Multi-Family.	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	15-3 HHH2: Not sure if this matters in this zone, but there may be a circumstance when this wants to be on a rooftop.	Placing a neighborhood commercial establishment on a rooftop would be contrary to the intent of this use as these establishments are meant to be easily accessible to nearby neighborhood residents.	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	HHH5i: This may be a big deal. Maybe not. Does this correspond directly w/ EDEE Type 1 & Type 2?	Updated 03/25/2022: EDEE is not a use that will carry over to the UDO. Uses that are in the category of EDEE in the current ordinance are defined differently in the UDO, e.g. Restaurant/Bar, Nightclub, Indoor Live Performance Venue, etc.	No

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3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	KKK1: I get the intent here, but this risks strangling the actual business model of many of these. Does it actually prohibit outside customers? This probably needs to get re-worked similar to an EDEE in the current zoning ordinance. There is much more clarity as to use, outdoor seating, and outdoor music. No reference to outdoor seating here. Someone who builds these should compare the rules for this use w/ the Place Type Maps to see if they're allowed in zones close enough to the density they need as customers. Can 3 and 4-unit townhome buildings coexist w/ a 5 or more unit townhouse? What exactly does this do? Some zones allow some building sizes and others don't. This may be a huge problem from a land planning perspective, in terms of efficiency. These definitions need work. Current industrial is somewhat divided by "creation of parts" vs "assembly of parts into a unit", and what is clear is its focus is on noise (separating I-1 & I-2). What's important here to differentiate for Charlotte? What's important to differentiate for Industrial developers?	<p>Updated 04/05/2022: Office Campus does not prohibit customers from outside the campus users to patronize the restaurant or other support users, but the intent is to make them a part of the campus environment rather than a restaurant on a busy street that happens to abut a campus.</p> <p>Regarding townhouses, they can exist with triplex and quadraplex forms if all of these are concurrently permitted in the zoning district.</p> <p>Building sizes are included to create compatibility with the development context.</p> <p>Staff believes the industrial definitions found later in Ch. 15 (p. 15-47) provide the clarity on the differentiation you're seeking.</p>	No
3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	Multi Dwelling Development: May eliminate any current by-right development (e.g. subdivision of land w/o triggering the subdivision ordinance, or recombination plat, possibly. Will this result in triggers for road widening if you construct two homes?	<p>The multi-dwelling development language in the draft UDO is similar to the planned multi-family language in the current ordinance.</p> <p>Reference triggers for streets, see the appropriate language in Articles 32/32 in the Subdivision, Streets, and Other Infrastructure part of the draft UDO.</p>	No

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3/17/2022	15.1 General Use Regulations; 15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix; 15.4 Temporary Uses: Prescribed Conditions	outdoor seating/activity area: This may or may not be a problem. Looks like it may make it more difficult for outdoor seating of many venues. Probably worth discussing w/ staff specifically.	Updated 03/25/2022: We would be glad to discuss specific comments on this accessory use.	No

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/17/2022	15.3 Principal Uses: Prescribed Conditions	I do not agree with the 400ft buffer as would limit business opportunities for future growth of business/residence owners. My wife and I have operated our AirBnb for over 2 years providing over \$20,000 in income per year and have had ZERO issues. We feel targeted for a few bad apples and bad property managers.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/17/2022	15.3 Principal Uses: Prescribed Conditions	We don't feel Short Term rentals need to be regulated by more government oversight. Listing of the rental properties with CMPD is sufficient as issues would be reported and managed in those instances.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/17/2022	15.3 Principal Uses: Prescribed Conditions	Short term rentals are a cost effective way to bring travelers to our city. The allure of this accommodation to the traveler is full access to kitchen facilities and multiple rooms for cost effective family travel. Also, the ability for the guest to be self sufficient and left alone during their stay is a great benefit as well. Requiring 24 hour employees/managers on duty creates costs to the property manager that cannot be offset by revenues received. This guidelines are overreaching and unnecessary.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/17/2022	15.3 Principal Uses: Prescribed Conditions	<p>#1. Permits.....I am not certain that the owner of 8617 Island Point Road Charlotte, NC has proper permits in place for this dwelling. It was originally a 2 bedroom private home. Now it is listed for rent for 4 bedrooms, sleeps 8. However, the owner says the house is for his family only.; #2. 400 foot distance between rentals— property at 8617 Island Point Road Charlotte —</p> <p>Owner is currently building a 7200 square foot house within 200 feet of this property which is intended to be a rental. He was denied a permit to build a 3200 square foot house, but is allowed to build a bigger one???.; #4 local manager.... Available to whom??? To the neighbors at all hours of the night when we have to deal with screaming, yelling, and loud music by renters??? If we contact the owner, he does nothing. If we contact the police, they do nothing. Would you want to live next to this nightmare?? ; #7. Violations.....2 bedroom house advertising sleeps 8.... Permits violated...no repercussions for this homeowner. The county comes, tells him to fix things, and there is no follow up or consequences.....; #8. Re 8637 Island Point Road Charlotte There are very often loud parties with screaming people, loud music, and very late hours. The police are no help...the owner cant be reached. He has cameras on the property, but obviously turns off the sound so it doesn't bother him. I did not move here to have my nice quite neighborhood destroyed by one family of inconsiderate people. It is very stressful to have to police renters on a regular basis. We never know what the weekend will bring. ; Sorry.....I referenced the wrong address....the correct address is....8637 Island Point Road Charlotte</p> <p>He also owns 8615 Island Point Road Charlotte which also has many of the same issues as 8637 IPR.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/17/2022	15.3 Principal Uses: Prescribed Conditions; 15.2 Global Use Matrix	<p>15.2 Global Use Matrix</p> <p>Single Room Occupancy (SRO): PC in all zoning districts except N1, MHP, and Parks. This would add Neighborhood 2 Zoning Districts, Commercial Zoning Districts, Campus Zoning Districts, Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Development Zoning Districts, in addition to Innovation-Mixed Use Zoning District, Community Activity Center Zoning Districts, Regional Activity Center Zoning Districts, and some Transit Oriented Development Zoning Districts.</p> <p>Homeless Shelter: PC in all zoning districts except N1, N2, MHP, and Parks. This would add Commercial Zoning Districts, Campus Zoning Districts, Neighborhood Center Zoning Districts, in addition to Manufacturing and Logistics Zoning Districts, Innovation-Mixed Use Zoning District, Community Activity Center Zoning Districts, Regional Activity Center Zoning Districts, and Transit Oriented Development Zoning Districts.; 15.3 Principal Uses: Prescribed Conditions BBBB. Single Room Occupancy In "4. Rooming units in each building shall be accessed through one primary location," add after: "unless the building is being rehabilitated or converted from an existing structure with multiple entrances, or from a campus with multiple buildings." And eliminate the distance requirements between SROs (8).</p> <p>VV. Homeless Shelter Eliminate distance requirements between homeless shelters (1).</p>	<p>Updated 04/15/2022:</p> <p>1) Staff will amend the language of the second draft UDO to allow SROs with prescribed conditions in all zoning districts except N1, MHP, Commercial, and Manufacturing &amp; Logistics Zoning Districts.</p> <p>2) Staff will amend the language of the second draft UDO to allow Homeless Shelters with prescribed conditions in all zoning districts except N1, N2, and MHP Zoning Districts.</p> <p>3) Staff will amend the language of the second draft UDO as suggested to allow flexibility for reuse of existing structures for SROs.</p> <p>4) Staff will amend the language of the second draft UDO to eliminate the separation requirements between SROs.</p> <p>5) Staff will amend the language of the second draft UDO to eliminate the separation requirements for Homeless Shelters in the Commercial and Manufacturing &amp; Logistics Zoning Districts.</p>	Yes

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3/17/2022	15.3 Principal Uses: Prescribed Conditions	<p>(9) Article 15: Use Regulations - Section 2 - Global Use Martrix - Table 15.1 Use Martrix</p> <p>General Comment: There should be more by-right/prescribed conditions for TOD districts.</p> <p>Examples: Dwelling – Quadraplex allowed in TOD-TR Dwelling - Accessory Unit (ADU) allowed in TOD-TR</p> <p>Removing or Limiting the use of Parking Lot (Principal Use) in TOD-NC ; 15.3 PRINCIPAL USES: PRESCRIBED CONDITIONS Section AAAA. Short-Term Whole-Dwelling Rental Part 2. In the Neighborhood 1 and Neighborhood 2 Zoning Districts Remove the distance requirement sections A and B. 400 ft is too arbitrary of a distance and will hurt people who run STR properly</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/18/2022	15.6 Use Definitions	<p>15.3 BBBB. Single Room Occupancy (SRO): Further clarification is needed to limit the use of what is commonly referred to as “student-housing” where individual rooms are rented to separate tenants within one dwelling unit. It is not clear how this definition and standards would apply to this industry product type. If it does not, then a separate definition and use standards are needed. ; The Dormitory definition does not adequately address private student housing where individual rooms are leased with common kitchen and bathroom facilities. A definition and standards that regulate this type of use is needed. ; A definition for Employment Campus is needed. Similar to Educational Campus. ; The Office Campus definition needs to distinguish between single ownership and multiple ownership campus’; A definition of publicly accessible private open space/parks and trails is needed. ; The Single Room Occupancy (SRO) definition does not account for student housing, which is rented for a longer duration. A new definition is needed for the latter.</p>	<p>The use as the comment describes is considered to be multi-family. Student housing cannot be defined as its own separate land use due to federal fair housing law as students are not considered to be a protected class.</p>	<p>No</p>

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 1 of 4) Section 15 does outline some rules which are unclear and insufficient. More definition is needed. For example: Who is going to police the Short-Term Whole-Dwelling Rentals for compliance? The owner/operators aren't doing it. The neighbors should not be burdened with that responsibility. The Short-Term Whole-Dwelling Rental owner/operators help create a free-for-all environment and then go home to the comfort and safety of their own home which is not affected by the constant disturbances.; There should be an ordinance that states: After 10:00 pm either shut it down or take it inside with closed doors and windows.</p> <p>Why should full time residence have to live with constant and continuing disturbances? There needs to be strict enforcement by some agency. Is it fair for permanent residents to be disturbed by Short-Term Whole-Dwelling Renters at 2:00, 3:00 am? I think not. There needs to be a 24/7 hot-line to field these disturbances and take action! Short-Term Whole-Dwelling Rental owner/operators often don't respond to calls. The police are often too busy to respond.</p> <p>Tax the Short-Term Whole-Dwelling Rental owners (they ARE a business) to help fund the 24/7 hot-line. The STR business create the need for a hot-line in the first place.; Our nationhood has experienced crime and many disturbances directly linked to the Short-Term Whole-Dwelling Rental properties. Who do you suggest we call? The police have been called several times but is too busy to respond. I have never seen them respond. The property owner has been called many times. He has never answered my call or called back. There should be a Short-Term Whole-Dwelling Rental specific government agency with a 24/7 hot line and a government run forum for the full-time residence to voice their concerns.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 2 of 4) What about the safety of full time residents? Who is going to police Short-Term Whole-Dwelling Rentals for compliance?; There are children in our neighborhoods. What proposed ordinance will protect them from the foul language by some Short-Term Whole-Dwelling Renters? There needs to be a 24/7 hot-line to field these disturbances and some agency to respond immediately! Short-Term Whole-Dwelling Rental owner/operators often don't respond to calls. The police are often too busy to respond. Who is going to enforce any ordinances that may apply? The renters are there for one day, the STR owners don't do anything about these disturbances. How can anyone held accountable? What are the full time residents supposed to do? Short-Term Whole-Dwelling Rentals are a very small part of a community. Why are they allowed to be so disrespectful and disruptive? ; Please remember that Short-Term Whole-Dwelling Rentals are a small part of a community. They should not be allowed to disrupt entire residential areas. STR owners have a big voice backed up by Airbnb (a 30 billion dollar company making money from every rental). Most residence are not aware of the problem until they are confronted with it so they don't speak out. We need a voice to help preserve and protect our neighborhoods and keep them safe. We now have experienced multiple crimes directly linked to Short-Term Whole-Dwelling Rentals.</p> <p>; Some Short-Term Whole-Dwelling Rental owners say they have a right to share their homes That is all well and good until the concept is abused. Two, three, four STRs in a row is clearly not in keeping with the initial intent. Those are full-fledged businesses and must not be allowed into residential neighborhood. They should move their business to a business district.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 3 of 4) Most people move into a residential area because they want to live in a residential neighborhood not a business district. Should I be allowed to open up a revolving door business anywhere I choose? Do you want this next door to you?; Some Short-Term Whole-Dwelling Rental owners claim they create revenue for their county or state. There is no direct proof of that. How can they make that claim when so many of them don't pay any taxes? ; There needs to be a 24/7 hot-line to field these disturbances and take action! Short-Term Whole-Dwelling Rental owner/operators often don't respond to calls. The police are often too busy to respond.</p> <p>Tax the Short-Term Whole-Dwelling Rental owners (they ARE a business) to help fund the 24/7 hot-line. The STR business create the need for a hot-line in the first place.</p> <p>; Offering noise monitoring equipment and surveillance strongly suggests that Short-Term Whole-Dwelling Rental owners and operator are fully aware of how disruptive their businesses are to residential neighborhoods.; Please remember, any one of you could wake up one morning to find a party house next door to you. Unless very strict guidelines and ordinances are put into place and strictly enforced you will have very little recourse. You will see your property value decline.</p> <p>Imagine never knowing who your neighbors are week after week. Short-Term Whole-Dwelling Rental owners don't live there, they just don't care.</p> <p>; In many cases multiple Short-Term Whole-Dwelling Rentals in one neighborhood cause the property values to decline. Is that fair for the full time residents? I think not</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/18/2022	15.3 Principal Uses: Prescribed Conditions	(Part 4 of 4) We strongly urge the board to consider requiring Short-Term Whole-Dwelling Rental Business owners to be required to apply for a use variance before being granted a business license to operate their Business in a Residential area. This will be beneficial for all parties involved. Business owners will know they are starting their business in an area where they are welcome as part of the community and the full-time residents will have a say in determining the direction their neighborhood takes. Please seriously consider this option. This will certainly help keep the peace. The requirement for filing a variance is common and understood by most people	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	Short-Term Whole-Dwelling Rentals are a business and nothing but a business. They are basically a small hotel. Why is there even a conversation about allowing a business into a residential area?	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 1 of 3) Section 15.3 AAAA is not adequate to distinguish between Charlotte residents who rent on a short term basis to supplement their incomes and investors who may be absentee owners. More regulation should be oriented to investors. A zoning ordinance alone cannot accomplish this. San Francisco and New York City have entered directly into binding written agreements with Airbnb and VRBO to control short term rentals. Charlotte could do the same. Also attached are conclusions from an article published by the ABA State &amp; Local Government Section in October 2021 suggesting non-zoning solutions:</p> <p>VII. Recommendations</p> <p>Cities can take embrace short-term rentals and their potential benefits while protecting residential neighborhoods, visitors, and the public through a balanced approach:</p> <p>1. Zoning: Amend the zoning code to focus STRs in mixed-use local and area mixed-use commercial-residential districts in corridors along major arteries and to prohibit STRs in residential districts including single-family dwellings and multiple family buildings up to four units. Allow owner-occupants with a primary residence within (a) a two-to-four unit multi-family building to operate an STR in one unit if the owner-occupant is present and (b) a single-family house to rent individual room(s) if the unit is not within a single-family district and the owner-occupant is present.</p> <p>2. Annual permit: Require that (a) the operator must obtain a permit by submitting an application with basic information (e.g., proof of insurance, paid taxes) and (b) a certificate of inspection for health, fire, and safety conditions based on standards in the ordinance.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 2 of 3) 3. Advertising: Require that online listings comply with city code, including zoning districts and occupancy limits.</p> <p>4. Nuisances: Prohibit operations that create nuisances such as excessive noise and parking issues.</p> <p>5. Health and Safety: STR properties should be treated in the same manner as hotels by requiring that operators meet health, fire, sanitation, and safety standards, maintain insurance, and comply with occupancy limits. Require operators to clean and sanitize bathroom and kitchen areas, all cooking and eating utensils, and provide clean sheets and towels, before new guests occupy the dwelling. Prohibit interior cameras to protect guests' privacy expectations.</p> <p>6. Taxes: Require operators pay room sales tax, online platforms pay city earnings tax.</p> <p>7. Monitoring: Establish a city registration and reporting system to monitor STR activities and compliance, measure impact on housing supply and rates, and verify collection of revenue. Require online platforms to provide transaction data to the city.</p> <p><a href="https://www.americanbar.org/groups/state_local_government/publications/ban_lawyer/2021/51-2/shortterm-rentals-can-cities-get-inbed-airbnb/">https://www.americanbar.org/groups/state_local_government/publications/ban_lawyer/2021/51-2/shortterm-rentals-can-cities-get-inbed-airbnb/</a> Page 23 of 35 Short-Term Rentals: Can Cities Get in Bed with Airbnb? 11/3/21, 6:19 PM</p> <p>8. Community Associations: Cities should respect and support the authority of community associations to determine and enforce their own STR regulations, which may be more restrictive. Local zoning and regulations should supplement, rather than preempt or impair, the autonomy of community associations.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 3 of 3) 9. Apartments: Conversion of apartment units to STRs creates “ghost hotels” and reduces the supply of long-term rental housing and increases rates. The quality of long-term apartment living may be impacted by a steady stream of transient visitors. Tenants should be protected by limits on the number of units that may be converted to STRs, and leases should disclose such limitations.</p> <p>10. Enforcement: Foster compliance through effective remedies for the city and aggrieved parties. Regulation of STRs must include effective and timely enforcement tools and penalties to ensure that hosts comply with city ordinances and regulations, including operation of the properties as well as platform listings and advertising.</p> <p>VIII. Conclusion</p> <p>With a balanced approach, cities can preserve residential neighborhoods, protect homeownership, and provide safeguards for visitors while focusing economic energy in mixed-use areas that could benefit from STR activities. The city should be known as a community that embraces innovation and is a welcoming place to live, work, and visit.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>Short term rental sites help accommodate more tourists and drive new customers to businesses in primarily residential areas. The economic activity that has resulted due to short term rentals in Charlotte has helped thousands of businesses survive the pandemic, as visitors spend money at restaurants, in grocery stores or on other activities in this wonderful city. More importantly, thousands of hosts in Charlotte have been able to replace income lost due to the pandemic, helping to pay bills and contribute to their savings, myself included. Over the past 3 years, I've been able to build a community conscious property management company focusing on short term rentals. I've hosted many families moving to this city and families displaced due to damage in their homes. Imposing the regulations as currently written will severely impact my business, potentially putting me and my family in dire financial strain. We all understand there are negative impacts of STRs and while some of this discourse is perhaps warranted, much of it is anecdotal or selective in its representation in the media. The fact is, peer-to-peer home rentals are not going away. I implore this committee to continue speaking with STR hosts in order to find an equitable solution that promotes positive economic, social, cultural and community impact across this city. Thank you.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>I wish the council would define on the comment page what they consider a short term rental or a long-term rental, what a single-family residential home is, the difference between a vacation rental by owner and an Airbnb rental by ownr.I think by doing that it would help clarify and a lot.I had always been under the impression that an Airbnb with somebody who lived in the home and rented out a room for a one night or two or three night stay while they lived in the home ,a vacation rental was a whole home rental unit. Parts of Mecklenburg County do not have public sewer and public water so the whole home rental in certain county areas or on septic tanks big companies are coming in buying up these lots and subdividing them and turning the homes into things that they are not to get away with vacation rental by owners. They want to be a landlordBut they don't want to have the responsibility of being a month-to-month or a six month lease or longer.that was my understanding maybe that could be clarified for everybody reading these comments thank you</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>With regards to Article 15, AAAA, STRs, I would like to note that the requirement to register and obtain a permit, with the penalty of a three year suspension for any three violations in a rolling 365 period, is strong measure that will reach into all of the particular concerns of neighbors and community members. It will ensure accountability and responsive from STR owners and operators.</p> <p>However, the measure to limit STRs to a minimum distance of 400' between them is an overly invasive and unnecessary measure. Parking, parties, noise, trash etc. are all legitimate concerns that are addressed by the rest of the section. The 400' limit, however, is solving specifically just for density when that is not the correct target of the legislation. The proper goal ought to be successfully incorporating and regulating STRs in the community, and if that can be done properly, density is not at issue. This measure will impact STR owner / operator strategies in a way that the other provisions do not -- it affects business strategy. For example, the way the measure currently reads, an owner could not set up both a main house and a separate tiny home or in-law suite on the same property as STRs, a common strategy. It will also make evaluating properties for their potential fit as an investment much more specious and dependent on arbitrary factors.</p> <p>If there is explicit concern about density, it could be better addressed by limiting the number of licenses per neighborhood to either a set number or a ratio against available housing. Thank you.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 1 of 4) First of all thank you for listening to the constituents and opening up a dialog to discuss important issues in the community. The subject of short term rentals is met with quite a bit of emotion: homeowners frustrated with problematic guests, rental property owners concerned regarding infringement of their ownership rights, and government officials concerned about housing availability and affordability. It's important that we work together to evaluate the situation and move forward towards a solution that's best for community members, property owners, and the city of Charlotte.</p> <p>As a short term rental operator and licensed real estate firm in NC we care deeply about our community. We agree that it's important to do what we can to address issues that affect our community while continuing to protect the rights of our citizens. We must also consider the economic growth of our city, with respects to the impact of our citizens.</p> <p>Short term rentals have become a way for travelers to enjoy a city through a new lense, to live like a local and enjoy everything that Charlotte and other markets have to offer. It's a great way for a growing city to gain exposure promoting future growth and prosperity to the benefit of the community. An ever increasing percentage of Americans can picture at least one memorable experience with friends and family that was enhanced by short term rental accommodations. The world of travel is changing, and with it comes continued economic development for cities and countries across the world.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 2 of 4) Like any growing industry there are challenges that must be overcome for the protection of the consumers and the community. Over time the short term rentals industry has been associated with parties and neighborhood nuisances. In truth this is not a new problem, or a problem that is exclusive to short term rentals. Bad tenants are something that neighborhoods have been dealing with long before Airbnb opened their doors.</p> <p>Now recently short term rental property owners and operators have become the face of this long-standing issue within our communities. Long term tenants have caused and will continue to cause the same disturbances that are attributed to what seems to be exclusively short term rental properties. The best prevention for issues of this nature is property vetting and management of tenants as well as guests. As a firm we take this task very seriously, and are able to minimize the impact to our neighborhoods and act accordingly when issues arise. When this task is not done with diligence and care the risk of issues climbs exponentially, but again this issue is inherent to all rental business models.</p> <p>The responsibility lies jointly with owners and operators as well as guests and tenants. An example of holding guests as well as tenants responsible includes penalties for noise violations and should be explored as a more effective way to mitigate this problem. Currently rental properties are registered with the CMPD which provides some ability to monitor and hold accountable the owners and managers of all rental property regardless of lease term.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 3 of 4) Our issue with the proposed UDO regarding short term rental restrictions is the infringement on property ownership rights and the negative impact on economic growth of the city of Charlotte. Many property owners have invested in short term rentals in Charlotte abiding by local laws and regulations. These individuals provide key tax revenue for the city and work hard to earn for their families.</p> <p>Those same individuals are being penalized, having their rights taken away and will suffer for it. Other cities that have adopted short term rental restrictions have grandfathered in existing short term rental operators which protect rather than penalizes those law abiding citizens. We ask at minimum if restrictions are put in place that existing operators are considered. Currently HOAs do a great job of allowing community members a voice in this discussion, with tools like rental caps and restrictions they are able to adequately reflect the desires of the community. We believe this is an appropriate way of determining if short term rentals are a good fit for the members of that community, rather than placing restrictions on the city at large impacting a diverse mix of areas with completely different characteristics. As an active member of the community consisting of responsible short term rental operators, we feel strongly about protecting our rights and the positive impact that we provide to our city. We have banded together to make sure that our voices are heard and that we are not singled out for any inherent problem with residential rental properties. Short term rentals should be regulated in the same manner as other residential rentals, which is also the stance of the state of North Carolina.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/18/2022	15.3 Principal Uses: Prescribed Conditions	<p>(Part 4 of 4) In Shroeder v. City of Wilmington a New Hanover County Superior Court judge found that City Code § 18-331 violates N.C. Gen. Stat. § 160A-424(c) and is thus both clearly and unambiguously preempted by express state law, rendering the ordinance void and of no effect. If this is upheld in the appellate court system then it will have precedent across the rest of the state. And if upheld, that ruling will become a powerful proponent at the disposal of short term rental operators in Charlotte. Again we are glad to have an opportunity to voice our opinions and do our part in protecting the city that we all love, and look forward to hearing a response to the overwhelming amount of feedback surrounding the first draft of the UDO.</p> <p>Thanks, Ryley Beaumont</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

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3/19/2022	15.3 Principal Uses: Prescribed Conditions	By requiring that each Airbnb is 400 FT away from its neighbors is absurd. It keeps money out of the pockets of Charlotteans and into the pockets of cooperate hotel owners. People who visit Charlotte, North Carolina want authentic, cheaper, alternatives that are safe for their families (and pets). By inducing these strict restrictions you are taking away that freedom.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/19/2022	15.1 General Use Regulations	<p>AAAA. Short term whole dwelling</p> <p>The distance of 400 feet from one STR or breakfast and bed is too far due to the amount of people who are accommodating guest in the area. Charlotte is too busy for a 400 feet distance regulation. Also 24 property management is not necessary with short term dwelling if the listing agent is available to respond to any needs of guest. Everyone should be held accountable for being able to prevent parties but these changes will definitely interfere with the city as a whole. We already don't have enough hotels, breakfast and bed or short term dwellings to accommodate the amount of people traveling to Charlotte, please reconsider these regulations.</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/19/2022	15.1 General Use Regulations	<p>Minimum 400 feet separation between a STR and any other STR, bed and breakfast, or rooming house;</p> <p>How do we submit/apply for a permit? Not sure if this is already available. How will you determine the airbnb separation distance? Will it be on a first come first serve basis? ; Minimum 400 feet separation between a STR and any other STR, bed and breakfast, or rooming house</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

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3/19/2022	15.1 General Use Regulations	<p>Use of Single family dwelling in residential areas for short and long term use help supports my elderly grandparents. If I could no longer host with Airbnb I would not be able to provide adequate care for my elderly grandparents. They are both on a fixed income which only takes care of their basic needed. The income that is generated from Airbnb buys ALL their medications and medical supplies that are NOT covered by MEDICAID. I truly believe that because I am able to help provide for them, I have also extended their life expectancy. They have a fighting chance because of my Airbnb rental so please consider my grandparents that I LOVE dearly.</p> <p>Thank you</p>	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council's initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	<p>Yes</p>

Date	UDO Section	Public Comment	Staff Response	Recommend Change to Draft UDO?
3/18/2022	15.3 Principal Uses: Prescribed Conditions	I would appreciate consideration for current Short Term rental providers (myself included) to be Grandfathered in and not lose the opportunity to continue as it would adversely effect livelihood. I think the individuals not being responsible owners should be addressed and penalized not others who are doing short term rentals respectfully. I also feel like the 400 needs more scrutiny or to be done away with altogether.	<p>Updated 03/23/22: UDO staff and consultants are reexamining the conditions for short-term rentals for potential modification in the next draft UDO.</p> <p>Staff has heard and received, and continues to hear and receive, a tremendous amount of feedback on the topic of short-term rentals. Perspectives have spanned the spectrum generating both positive and negative comments about the proposed standards. Numerous benefits and drawbacks have been identified.</p> <p>A topic of this significance warrants additional discussion and consideration beyond staff. Staff held two listening sessions on February 24, 2022. Staff has also presented takeaways from short-term rental comments to City Council and has heard Council’s initial feedback on the topic.</p> <p>Staff will work with the UDO consultant to update the proposed standards and updated standards will be included in the second draft of the UDO to be released in May.</p> <p>Updated 04/27/2022: Please see the short-term rental regulations update posted on the UDO website at <a href="http://charlotteudo.org">http://charlotteudo.org</a>.</p>	Yes