

# MAYOR'S NEIGHBORHOOD ROUNDTABLE SUMMARY

## October 12, 2015

Tracy Corr opened the meeting on Monday, October 14, 2015 at 5:30 p.m. in the Mayor's Conference Room, City/County/Building, in Lincoln, NE.

### **Attendance**

Fourteen citizens and five staff attended:

Tracy Corr – 40 <sup>th</sup> & A NA	Jeff Schwebke – Arnold Heights NA
Carl Tesch – Autumn Wood NA	Rifka Keilson – Country Club NA
Paul Johnson – East Campus CO	Myrna Coleman -- Highlands NA
Amy Karabel – Irvingdale NA	Dennis Hecht – Meadowlane Area RA
Mike DeKalb – University Place CO	Bill Vocasek – West A NA
Fred Freytag – Witherbee NA	Lin Quenzer – Mayor's Office
Jon Carlson – Mayor's Office	Russell Miller – Lincoln Neighborhood Alliance
Barb Fraser – Lincoln Public Schools/CLC's	Steve Henrichsen -- Planning Dept
Paul Barnes – Planning Dept	Leirion Gaylor Baird – City Council
Jeff Kirkpatrick – City Attorney's Office	

### **Welcome & Introductions**

Everyone introduced themselves.

### **Mayor's Comments**

Mayor Beutler was not able to attend.

### **Short-Term Housing Rentals**

Paul Barnes, from Planning Department, presented information on what is currently allowed for renting housing on a short-term basis such as on game-days, through Air BnB, etc. Planning would like input on making any changes to what is allowed, either making the regulations more restrictive or more permissive. See

[Attachment 1](#).

### **Neighborhood Raffles**

Jeff Kirkpatrick, from the City Attorney's Office, presented information on rules and restrictions that apply to neighborhood raffles.

### **Next Meeting**

The next meeting of the Mayor's Neighborhood Roundtable will be November 9th at 5:30 p.m. The topic will be determined.

### **Adjournment**

Meeting adjourned at approximately 6:30 p.m.

*No notes were available for this meeting.*

## Short-Term Rental Regulations

Short-term rentals are allowed in residential zoning districts in Lincoln and in the AG, AGR and R zoning districts in Lancaster County under home occupation regulations listed below. Other laws such as noise ordinances and parking and trash regulations also apply to both residents and their guests. These laws are enforced whether guests are family members or short-term renters. Short-term rentals located in commercial zoning districts are not subject to the regulations below.

- The primary resident must reside at the dwelling during the short-term rental period.
- One sign no more than two square feet is allowed.
- No commodity may be sold upon the premises except that which is prepared on the premises.
- No employees are allowed other than the resident of the home.
- No activities may be carried on outdoors unless screened.
- No equipment is allowed that will cause noise or odors that disturb the nearby residents.
- No more than 20% of the floor area of the dwelling unit can be occupied by the short-term rental.
- Parking is not required for guests in the short-term rental but is encouraged.

## Short-Term Rental Regulation Options

Several options are under consideration regarding Short-Term Rentals in Lincoln and Lancaster County. Staff developed this list of options and are requesting input.

Option 1: Do not allow short-term rentals as home occupations. This would prohibit short-term rentals in Lincoln and Lancaster County.

Option 2: Continue to allow short-term rentals as a home occupation and begin enforcing the regulations. Enforcement would likely be done on a complaint basis just as other home occupations are enforced.

Option 3: Create a licensing process where any short-term rental would need to obtain a license through Building & Safety. This may or may not include an on-site inspection and would require additional staff time. Short-term rentals would be allowed under the home occupation regulations.

Option 4: Relax the home occupation regulations to allow short-term rentals to occupy the entire home. This would be more like a hotel use and is similar to rentals found under the company "Vacation Rental by Owner" (VRBO).