



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (Prepared by Leah Allison)  
**DATE:** October 7, 2021  
**CASE NO:** PZ 503-2021  
**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Short Term Rentals

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## **SUMMARY OF PROPOSAL**

Regulations for short term rentals were adopted in March of 2021.

To summarize, a short term rental which rents rooms in dwelling unit, while the property owner occupies the property, is permitted by-right when meeting all performance standards. A short term rental which rents the entire house (the property owner does not occupy the property) requires a special use approval.

The Planning & Zoning Commission has reviewed several applications for short term rentals as a special use and these applications have made their way to the City Council for final consideration. Upon review and hearing the concerns from constituents, City Council has deferred the requests and asked Staff to prepare the following additional standards for the Planning & Zoning Commission's consideration as a text amendment to the Short Term Rental regulations:

1. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.  
*This is intended to alleviate overcrowding and the concern for excessive vehicles parked in the streets.*
2. An approved Special Use is valid for the Applicant(s) only as identified on the special use application submitted to the Planning & Zoning Commission. An approved Special Use shall become null and void upon any change in ownership of the property which results in the removal of all prior applicants. Such change in ownership of the property will require a new special use application and approval.  
*This prohibits transferability of the special use to new property owners. It is intended to maintain accountability and ensure requirements of a special use continue to be met.*
3. No more than 3% of the number of parcels developed with a structure within a Neighborhood, as defined by the City of Peoria Neighborhood Associations Map, may be approved as a special use for a short term rental. If a property does not fall within an area defined by this map, the 3% standard shall apply within a radius of 0.5 miles measured by uninterrupted distances from the subject property line. This standard does not apply to zoning districts and property type where a short term rental is allowed without a special use.

*This will create a cap on the number of short term rentals as a special use within a defined area.*

## **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends approval of the proposed text amendment.