

Zoning Ordinance Changes

Amendment to Title 1, Chapter 1, Article III, (Definitions)

Short-term rental. The transient use of any dwelling or any part of a dwelling for overnight occupancy for less than 30 consecutive days.

Amendment to Title 1, Chapter 2, Article II – Permitted Uses Table (Associated Dwelling Uses)

Zoning District	D-1	D-2	D-3	D-4	D-5	UN	MU-L	MU-M	MU-H	MU-D	C-1	C-2	I-1	I-2	I-3	I-4	PR D	MXD / PUD	HI D	AG	
Associated Dwelling Uses:																					
Accessory Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PM P	P	
Garage Sale/Yard Sale	PA C	PAC	PA C	PAC	PA C	PAC	X	X	X	X	PA C	PAC	PM P	PA C							
Home Occupations	PA C	PAC	PA C	PAC	PA C	PAC	X	X	X	X	PA C	PAC	PM P	PA C							
Residential Compost Pile	PA C	PA C	PA C	PA C	X	X	PA C	X	X	X	X	X	X	X	X	X	X	X	PM P	PA C	
Short-term Rental	SE	SE	SE	SE	PC	SE	PC	PC	PC	PC	PC	PC	X	X	X	X	PA C	PC	PC	PC	
Temporary Storage	PA C	PAC	X	X	X	X	X	X	X	X	X	PAC	X	PA C							

P Permitted as of right

PC Permitted with conditions as described in Chapter 4, Article II

SE Permitted by special exception with conditions as described in Chapter 4, Article III

PAC Permitted as accessory to another principal use as described in Chapter 4, Article IV

AR Administrative Review

X Not Permitted

PCP Permitted with approved Conceptual Plan

PMP Permitted with approved Master Plan

Amendment to Title 1, Chapter 4, Article III, Section 3 (Uses Permitted by Special Exception)

F. Short-term rental. In the E-1, R-1, D-1, R-2, D-2, R-3, D-3, R-4, D-4, R-4A, R-8 and UN districts, a special exception may be granted by the Board providing the following conditions are met:

1. Approval of a short-term rental permit by the Department of Planning, Engineering and Permits.
2. Compliance with Title 12, Chapter 23 of the Birmingham City Code.

Amendment to Title 1, Chapter 4, Article II, Section 2 (Uses Permitted with Conditions, Dwelling Uses)

C. **Short-term rental.** In the D-5, R-5, R-6, R-7, MU-L, MU-M, MU-H, MU-D, C-1, B-1, C-2, B-2, B-3, B-4, B-5, M-1, MXD, HID, AG, A-1 and A-2 districts, a short-term rental shall be permitted provided that the following conditions are met:

1. Approval of a short-term rental permit by the Department of Planning, Engineering and Permits.
2. Compliance with Title 12, Chapter 23 of the Birmingham City Code.

Amendment to Title 1, Chapter 4, Article IV, Section 2 (Uses Permitted as Accessory, Dwelling accessory uses)

Section 2. Dwelling accessory uses.

E. **Short-term Rental.** In the PRD District, a short-term rental shall be permitted provided that the following conditions are met:

1. The short-term rental is accessory to a permitted use.
2. Approval of a short-term rental permit by the Department of Planning, Engineering and Permits.
3. Compliance with Title 12, Chapter 23 of the Birmingham City Code.