

CITY OF MADISON, WISCONSIN

A SUBSTITUTE ORDINANCE

PRESENTED REFERRED

FROM THE FLOOR 8/6/13
Plan Commission; Public
Hearings: PC 8/26/13;
CC 9/3/13

Amending Sections 28.032, 28.061, 28.072, 28.082, 28.091 28.151, and 28.211 of the Madison General Ordinances to add Tourist Rooming House to the Zoning Code and to eliminate spacing requirements between bed and breakfast establishments.

Drafted by: Maureen O'Brien

Date: October 10, 2013

SPONSOR: Aids. Clear, Bidar-Sielaff, Phair
and Ellingson

DRAFTER'S ANALYSIS: The City has become increasingly aware of websites such as VRBO and AirBnB that facilitate short-term rentals of private homes. The current zoning code does not specifically address these rentals. Under state law, such establishments are required to be licensed and to pay room tax just as hotels and bed and breakfast establishments do. This amendment establishes these rentals as a permitted use in all districts, requires that they be operated by an owner who uses the property as his or her primary residence, in addition, they must be licensed with Public Health of Madison and Dane County, registered with the Treasurer's office, and pay room tax. This amendment also eliminates the 500-foot spacing requirements between bed and breakfast establishments.

The Common Council of the City of Madison do hereby ordain as follows:

1. Table 28C-1 of Subsection (1) of Section 28.032 entitled "Residential District Uses" of the Madison General Ordinances is amended by creating therein the following:

"Residential Districts"																
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Supplemental Regulations
Retail, Service, Recreation and Other Uses																
Tourist rooming house	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y"

Approved as to form:

2. Table 28D-2 of Section 28.061 entitled "Mixed-Use and Commercial Districts Uses" of the Madison General Ordinances is amended by creating therein the following:

"Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Commercial Recreation, Entertainment and Lodging							
<u>Tourist rooming house</u>	P	P	P	P	P	P	Y"

3. The Table 28E-2 of Subsection (1) of Section 28.072 entitled "Downtown District Uses" of the Madison General Ordinances is amended by amending therein the following:

"Downtown and Urban Districts						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations
Commercial Recreation, Entertainment and Lodging						
<u>Tourist rooming house</u>	P	P	P	P	P	Y"

4. The Table 28F-1 of Subsection (1) of Section 28.082 entitled "Employment District Uses" of the Madison General Ordinances is amended by amending therein the following:

"Employment Districts							
	TE	SE	SEC	EC	IL	IG	Supplemental Regulations
Commercial Recreation, Entertainment and Lodging							
<u>Tourist rooming house</u>	P	P	P	P			Y"

5. The Table 28G-1 of Subsection (1) of Section 28.091 entitled "Special District Uses" of the Madison General Ordinances is amended by amending therein the following:

"Special Districts						
	A	UA	CN	PR	AP	Supplemental Regulations
Commercial Recreation, Entertainment and Lodging						
<u>Tourist rooming house</u>	P				P	Y"

6. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by amending and creating therein the following:

"Bed and Breakfast Establishment.

- (a) A maximum of eight (8) rooms shall be rented.
- (b) The establishment shall have a current license from Public Health of Madison and Dane County.
- (c) The only meal that may be served is breakfast to registered guests.
- ~~(d) No establishment within a residential district, except for an establishment located in a landmark site, shall be located within five hundred (500) feet of any other such establishment, measured lot line to lot line.~~
- ~~(e)~~ Fire protection shall be approved by the Fire Department, and may be more restrictive than State requirements.
- ~~(f)~~ Length of stay shall not exceed twenty-one (21) consecutive days for each registered guest.
- ~~(g)~~ No more than twenty (20) tourists or transients shall be allowed to rent at one time.
- ~~(h)~~ The owner shall occupy the residence at the time of rental."

"Tourist Rooming House.

- (a) The establishment shall have a current license from Public Health of Madison and Dane County, as required by Wis. Admin. Code ch. DHS 195.
- (b) The tourist rooming house shall be the owner's primary residence.
- (c) Owner shall register with Treasurer's office and shall pay room tax as required under Sec. 4.21, MGO.
- (d) Only the owner of the property may operate a Tourist Rooming House, except that a renter may operate if explicitly allowed in the lease.
- (e) A tourist rooming house may operate no more than thirty days per licensing year; July 1 to June 30th.
- (f) Tourist occupancy shall comply with underlying zoning district regulations."

7. Section 28.211 entitled "Definitions" of the Madison General Ordinances is amended by creating therein the following:

"Tourist or Transient. A person who travels to a location away from his or her permanent address for a short period of time, not to exceed thirty days for vacation, pleasure, recreation, culture, business or employment.

Tourist Rooming House. A building or portion thereof, other than a Hotel, Motel, Bed and Breakfast Establishment or Hostel, in which sleeping accommodations are offered for pay to tourists or transients. The definition does not include private boarding, lodging or rooming houses not accommodating tourists or transients."