



Legislation Text

File #: 15-0352, **Version:** 1

DATE: April 6, 2015

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator

SUBJECT:

Consideration of Ordinance 2015-06 An Ordinance to Create Title 13, Chapter 2 of the Franklin Municipal Code Establishing Regulations for Short Term Vacation Rentals. (Continued from 4/14/15 WS & BOMA, 4/28/15 1st Reading - BOMA 8-0; 2nd Reading Deferred 05-26-15) SECOND AND FINAL READING

Purpose

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an ordinance establishing regulations for Short Term Vacation Rentals similar to regulations established by Metro Nashville.

Background

Currently, the Board of Mayor and Aldermen have under consideration an amendment to the Use Table of the Zoning Ordinance that would allow Short Term Vacation Rentals in certain base zoning districts. Concern has been expressed over the requirement by the State Fire Marshal's Office to install fire sprinklers in existing buildings, some of which are historic. Metro Nashville has adopted similar regulations to what is proposed in this ordinance. These regulations contain language that has allowed Metro Codes Administration to satisfy safety requirements of the State Fire Marshal's Office without installing fire sprinklers. The primary requirements are that the number of bedrooms is limited to four, insurance is required, and smoke detectors are installed throughout the structure. It is anticipated that these proposed regulations will also allow Franklin Short Term Vacation Rentals to meet minimum safety requirements without having to install fire sprinklers.

Financial Impact

No significant financial impact is expected to the City of Franklin.

Recommendation

Staff recommends approval.