

DRAFT Amendments for Short-Term Rentals (Sec 7.2 and 16)

1. Amend Section 16 as follows:

In Section 16, between the definition for “Shopping Center” and the definition for “Sign,” place the following definition:

Short-Term Rental Unit. An owner-occupied dwelling unit, or portion of such a unit, that is rented for less than 30 days at a time, with the exception of dwelling units owned by the federal government, the state, or any of their agencies or political subdivisions and facilities licensed by the state as health care facilities.

2. Amend Section 7.2 as follows:

7.2 PERMITTED AND SPECIAL USES

Table 2: Residential Districts Permitted and Special Uses lists permitted and special uses for the residential districts. A “P” indicates that a use is considered permitted within that district. An “S” indicates that a use is considered a special use in that district and must obtain a special use permit as required in Section 4.6 (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

CITY OF PARK RIDGE, ILLINOIS						
TABLE 2: RESIDENTIAL DISTRICTS PERMITTED AND SPECIAL USES						
<i>P = Permitted Use S = Special Use</i>						
Use ¹	Residential Districts					Specific Use Standards
	R-1	R-2	R-3	R-4	R-5	
RESIDENTIAL USES						
Assisted Living Facility				P	P	See Section 10.3.A
Community Residence, Large (More than 8 persons)				P	P	See Section 10.3.B
Community Residence, Small (8 or less persons)	P	P	P	P	P	See Section 10.3.B
Dwelling, Multi-Family				P	P	See Section 10.3.G
Dwelling, Single-Family	P	P	P	P	P	
Dwelling, Townhouse				P	P	See Section 10.3.G
Dwelling, Two-Family			P	P	P	
Independent Living Facility				P	P	See Section 10.3.A
Nursing Home				P	P	See Section 10.3.A
<u>Short-Term Rental Unit</u>	<u>P⁴</u>	<u>P⁴</u>	<u>P⁴</u>	<u>P⁴</u>	<u>P⁴</u>	
Temporary overnight shelter ³	S	S	S	S	S	See Section 10.3.R

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TABLE 2: RESIDENTIAL DISTRICTS PERMITTED AND SPECIAL USES**

P = Permitted Use S = Special Use

Use ¹	Residential Districts					Specific Use Standards
	R-1	R-2	R-3	R-4	R-5	
GOVERNMENT AND EDUCATIONAL USES						
Educational Facility, College/University				S	S	
Educational Facility, Primary/Secondary (No Residential)	S	S	S	S	S	
Government Facility and Offices				S	S	
Public Safety Facility	S	S	S	S	S	
Public Works Facility and Utility	S	S	S	S	S	See Section 6.5
RELIGIOUS USES						
Convent/Rectory	S	S	S	S	S	
Place of Worship	S	S	S	S	S	See Section 10.3.O
CULTURAL, RECREATIONAL AND ENTERTAINMENT USES						
Cultural Facility	S	S	S	S	S	See Section 10.3.C
Social Club or Lodge				S	S	See Section 10.3.Q
SERVICE AND OFFICE USES						
Day Care Center, Adult or Child	S	S	S	S	P	See Section 10.3.D
Day Care Home, Adult or Child, Large (More than 8 persons)	S	S	S	S	S	See Section 10.3.E
Day Care Home, Adult or Child, Small (8 or less persons)	P	P	P	P	P	See Section 10.3.E
Utility, Private					S	See Section 10.3.S
OTHER						
Planned Development			S	S	S	See Section 5
Wireless Telecommunications Antenna	S, P ²	S, P ²	S, P ²	S, P ²	S, P ²	See Section 10.3.R
Wireless Telecommunications Facility	S	S	S	S	S	See Section 10.3.R
Wireless Telecommunications Tower	S	S	S	S	S	See Section 10.3.R

TABLE 2: FOOTNOTES

¹ The terms in this column (“Use”) are defined in Section 17 (Generic Use Definitions).

² Only wireless telecommunications antennas that comply with the stealth design standards of Section 10.3.R.10 shall be considered permitted uses.

³ Ordinance 2008-83, 11/17/2008

⁴ Permitted, provided the use is accessory to a residential use, there is only one short-term rental unit per building, and any licensing requirements established by the City are met.