



Address Block

March 25, 2024

NOTICE OF PUBLIC HEARING

Attention Property Owner:

The City of Hamilton Planning Commission will hold a public hearing on **Thursday evening, April 18, 2024 at 6:00 PM.** in the City Council Chambers, 345 High Street, First Floor, Hamilton, Ohio, 45011. The agenda for this hearing includes the following item:

- LOCATION:** **Citywide;** (Highland Park neighborhood & Hickory Woods subdivision are proposed as areas prohibiting Short-Term Rental).
- APPLICANT:** City of Hamilton
- REQUEST:** Proposed amendments to City Ordinance, Chapter 758, the Short-Term Rental License. This also includes prohibiting short-term rentals in Highland Park & Hickory Woods (please see the attached neighborhood map).

Short-Term Rentals (STRs) are more commonly referred to as AirBnBs or vacation rentals.

The City of Hamilton sought input on short-term rentals within the city limits to determine if Hamilton's Short-Term Rental license program should be updated. Based on the feedback received the City proposes changes and updates to the STR regulations.

You are receiving this letter as a current owner of a Short-Term Rental Unit in Hamilton.

Or, you are a resident of the Highland Park neighborhood or Hickory Woods neighborhood; these neighborhoods are proposed as areas where Short-Term Rentals would be prohibited.

Other notable proposed changes to the Short-Term Rental regulations include the following:

- The Planning Department will send out a letter to all property owners within 100 feet of the short term rental notifying them that the property is being utilized as a short term rental, providing the emergency contact information, and also providing the best contact information at the City for problems.
- Strengthening the violation/penalty section for Short-Term Rentals.
- Improving the regulations around common problems like too many vehicles and noise violations.
- Short-Term Rentals prohibited in Highland Park and Hickory Woods.

The intent of the Short Term Rental chapter is to establish regulations regarding Short-Term Rental Units for temporary lodging intended for travel and tourism. These regulations have been established to allow property owners to use their properties as Short-Term Rentals while mitigating any potential disruption that Short-Term Rentals have on a neighborhood.

The City of Hamilton has required a Short-Term Rental License since October 2020. City staff developed the program by researching best practices and gathering community input. There are currently 79 licensed Short-Term Rentals in Hamilton and they are allowed city-wide. Applicants must provide a local 24-hour emergency contact to the City of Hamilton and abide by relevant Building, Zoning, Health, and other city regulations.

The process to complete the Short Term Rental license updates is to take the proposal to the Planning Commission for consideration and recommendation to City Council who will take final action on the request.

If approved, all existing registered Short-Term Rental would still be permitted to continue operations as long as they remain in good standing with Short Term Rental License regulations (i.e. the license is renewed so that it does not expire, the license is not suspended or revoked). Properties within the Highland Park and Hickory Wood neighborhoods would be considered “grandfathered” which means that said use can continue to operate.

Why Are Changes Being Proposed?

The City of Hamilton conducted a survey in the fall of 2023 to get feedback from stakeholders about short-term rentals. City staff hosted a public meeting, discussed the survey at all active 17 Strong neighborhood meetings, and disseminated the survey through email and social media. Issues identified since the license went into effect in 2020 and feedback from the survey shaped the proposed changes that are being reviewed by Planning Commission and City Council.

As a result of the survey and concerns expressed at the public meeting, the City of Hamilton completed a follow-up survey in the Hickory Woods neighborhood in which property owners expressed interest in prohibiting short-term rentals in this area. Additionally, residents in Highland Park conducted a petition regarding prohibiting short-term rentals in their neighborhood. Both efforts obtained enough support for a prohibition to warrant a public hearing to further discuss the issue.

Meeting Information:

Staff is also providing a Zoom Webinar option for citizens that wish to participate in the public hearing remotely. The webinar information is as follows:

https://us06web.zoom.us/j/85778271285?pwd=K3XTGHKA1B4Iv7YVOILt66PWJMQYkg.cIBFuWxY8N_uuaUO

Or Telephone: (301) 715-8592 or (312) 626-6799 or (929) 205-6099

Webinar ID: 857 7827 1285 | Passcode: 986608

To learn all about the proposal and to access future updates and reports completed by staff during the review process, please review the Planning Commission’s website at:

<https://www.hamilton-oh.gov/planningcommission>.

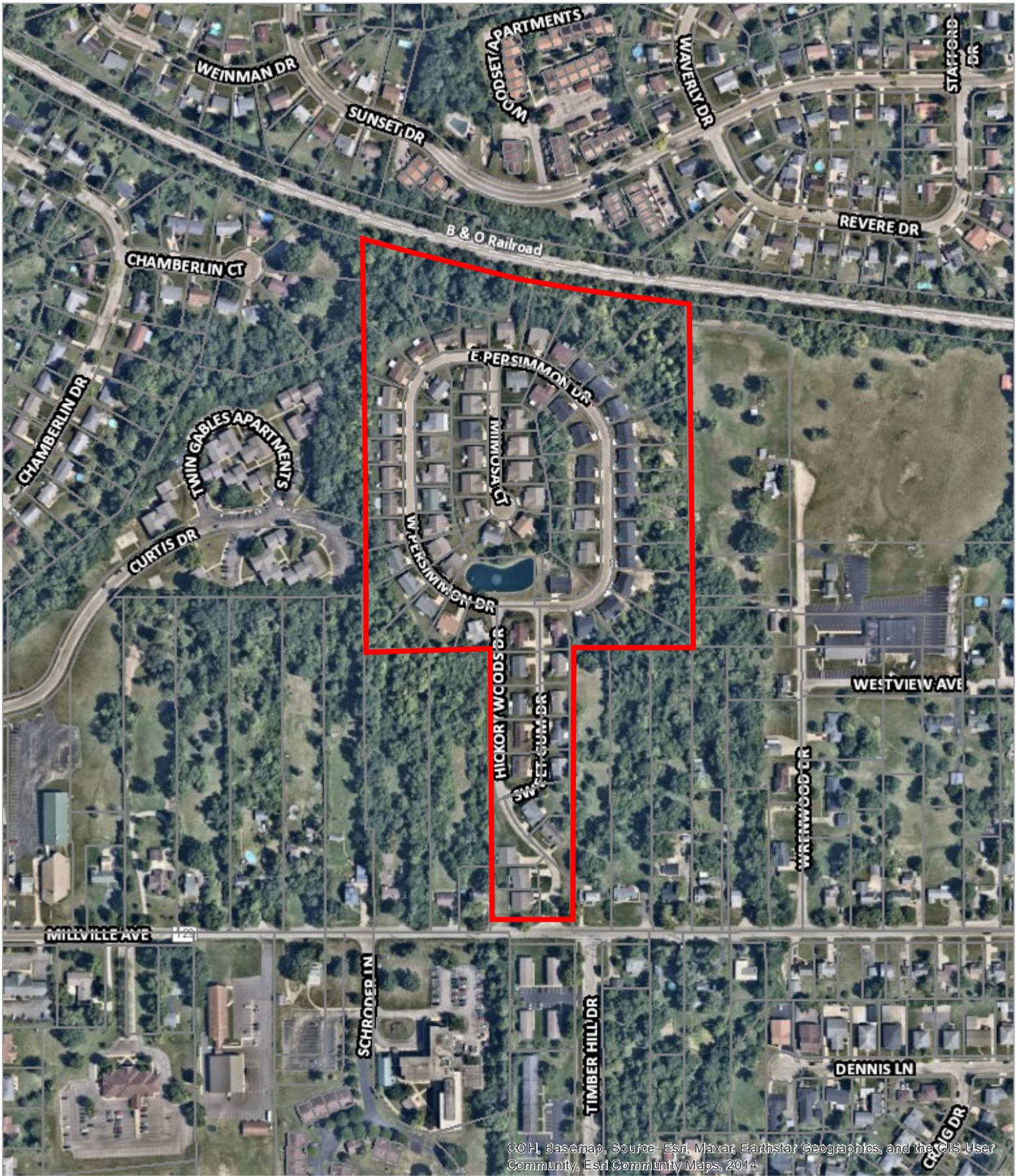
Planning Staff welcomes the opportunity to discuss any of this information with you. Please visit the Planning Department located at 345 High Street, Hamilton, Ohio, or contact staff by phone at **513-785-7350** to discuss any questions you may have.

If you or anyone planning to attend this hearing have a disability for which we need to provide accommodations, please notify staff of your requirements at least three (3) days prior to the hearing.

Sincerely,

Edward Wilson AICP

Mr. Ed Wilson, AICP,
Senior Planner



COH Basemap, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps, 2014



Proposed Short-Term Rental prohibited area



Owner Parcels

Hickory Woods





COH, Basemap, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps, 2014



Proposed Short-Term Rental prohibited area

Owner Parcels

Highland Park

