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DATE: November 3, 2025

TO: Planning Commission

FROM: Bruce Lonnee, Planning Director

RE: Proposed Text Amendments to Short-Term Rental (STR) Regulations

Attached are the proposed text amendments to the Athens-Clarke County Code of Ordinances regarding Short-Term Rental (STR) regulations. Amendments are proposed to Section 9-2-1, *Definitions*, as well as specific use tables and Section 9-15-16 of. The proposed amendments include the following changes:

- 1) Revise the "Short-term rental, home occupation" definition in 9-2-1 and the wording in 9-15-16.O.7. to assist in clarifying that home occupations are permissible in individual dwelling units in multi-family development; and,
- 2) Remove the Special Use Permit requirement for "Commercial Short-term Rentals" in all use tables associated with all zoning districts, and classify as "Permitted" or "Not Permitted" as follows:

Permitted: E-O

Permitted with limitation:

**IN – L(1)** = Permitted support uses or structures owned or operated by, leased by or to, or otherwise controlled by, the institutional user, which directly provide service to the institution and its patrons, and when such support use or structure is physically integrated into the physical plan of this institution. This provision shall include, but not be limited to leasing of office space by a hospital or health care facility to independent physicians or other health care providers. Residential uses must be owned or operated by the institutional user with a primary use other than residential. Refer to section 9-15-28 for more information concerning Short-Term Rentals.

**AR - L(9)** = Short-Term Rental, Commercial uses are not permitted in an "AR neighborhood," as defined in section 9-15-18. Refer to section 9-15-28 for more information concerning Short-Term Rental, Commercial uses.

**All C zones - L(17)** = Short-term rental home occupation uses are permitted with an allowance for one accommodation per dwelling unit or guest house as defined in this Title.

Not Permitted: RS-40, RS-25, RS-15, RS-8, RS-5, RM-1, RM-2, RM-3, E-I, I

PLANNING & ZONING  
THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY

Please note that text amendments related to the sunsetting period for legal non-conforming short-term rentals are not proposed for consideration at this time. It is anticipated that reconsideration of the sunset provision will occur in conjunction with deliberation regarding the potential for licensing short-term rentals in Athens-Clarke County. Details regarding licensing are still in development at this time.

Please feel free to contact me if you have any questions in advance of the Planning Commission meeting.

Attach.

CC: John Hawkins, ACCGov Attorney's Office  
Austin Jackson, ACCGov Attorney's Office  
Marc Beechuk, ACCGov Planning Department  
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