



5/1/2024

EW, AICP

Ed Wilson Planning Dept.

LEGAL NOTICE TO CITY WEBSITE

City Contact: Ed Wilson, AICP
Date Sent and Posted: May 1, 2024
Run Indefinitely, Until: May 22, 2024

NOTICE OF PUBLIC HEARING

The Hamilton City Council will hold a public hearing on **Wednesday evening, May 22, 2024** at 6:00 P.M. in the Council Chambers of the City Building located at 345 High Street, First Floor, One Renaissance Center, Municipal Building on 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.

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.

(Continued)

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.

Please Note: At the April 18th meeting, at a public hearing, the Planning Commission recommended approval of the recommended changes.

An application for this project is on file and available for your review at the Planning Department located at 345 High Street, Suite 350. These materials, in addition to future updates and reports completed by staff during the review process, can found online at: <https://www.hamilton-oh.gov/planningcommission>.

If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the City Clerk, Daniel Tidyman (daniel.tidyman@hamilton-oh.gov) in writing for presentation at the meeting.

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 seven (7) days prior to the public hearing. The phone number for the Planning Department is 513.785.7350.

Ed Wilson, AICP
Senior Planner
City of Hamilton, Ohio



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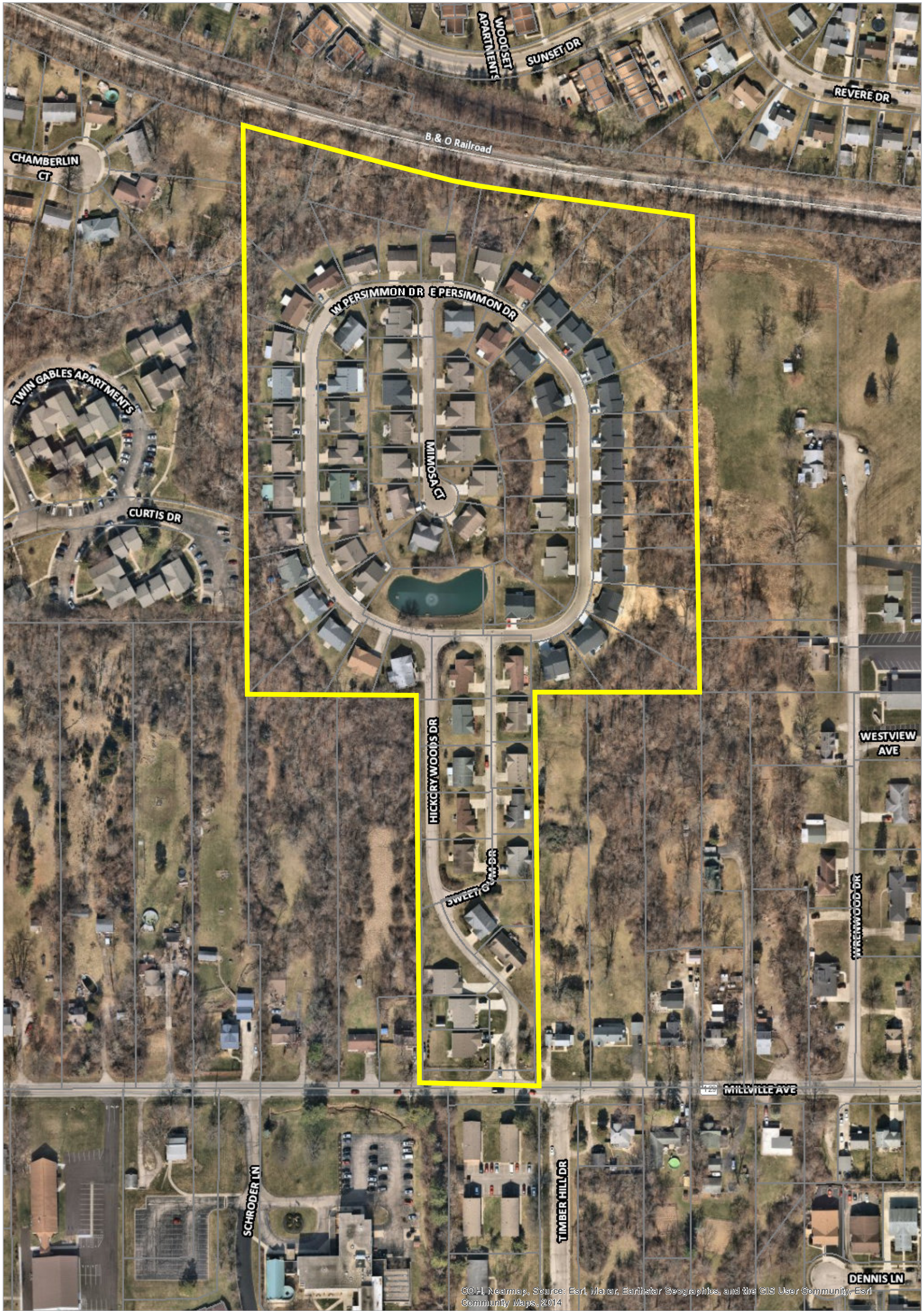
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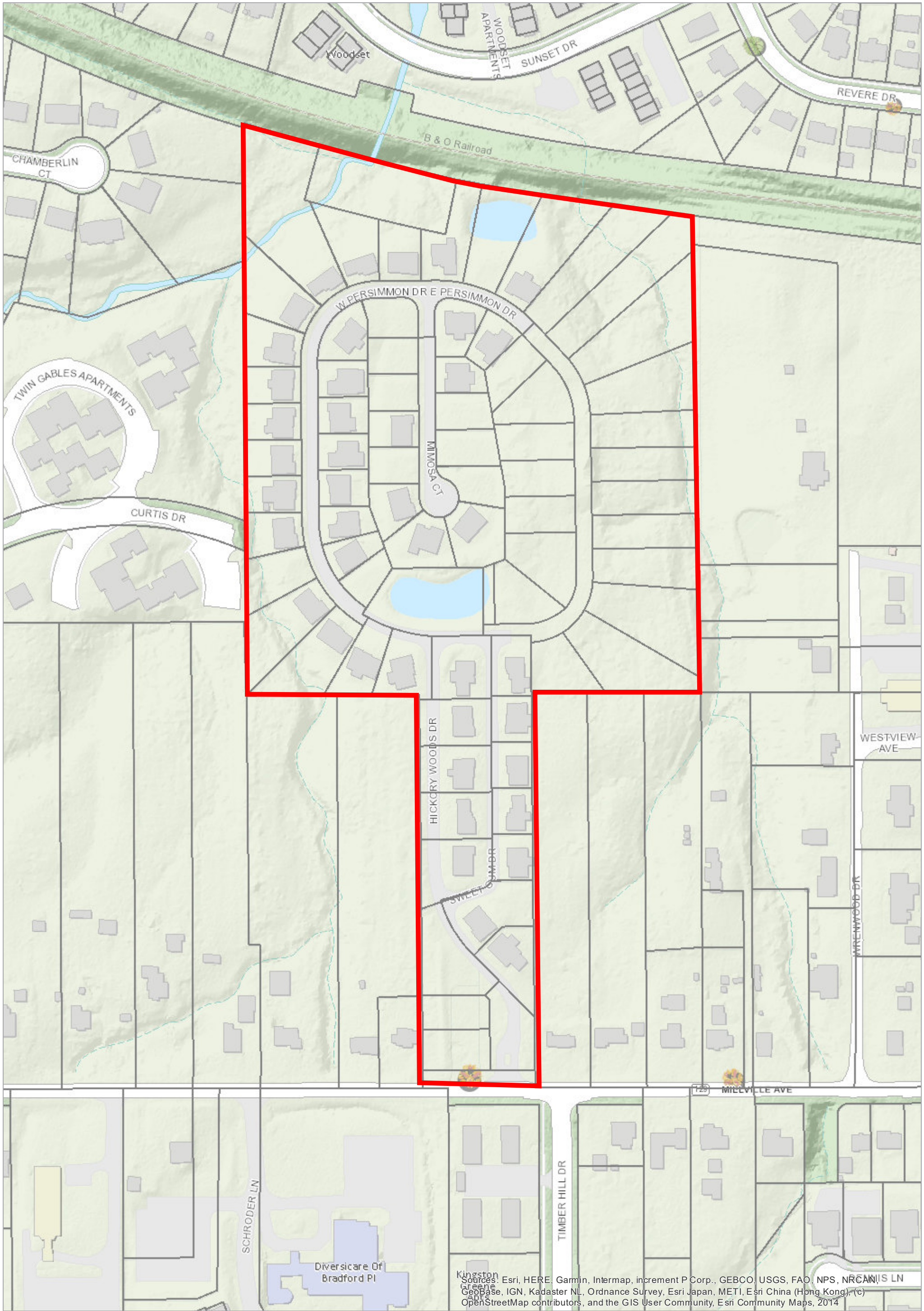
COH, Nearmap, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps, 2014



Owner Parcels

Hickory Woods



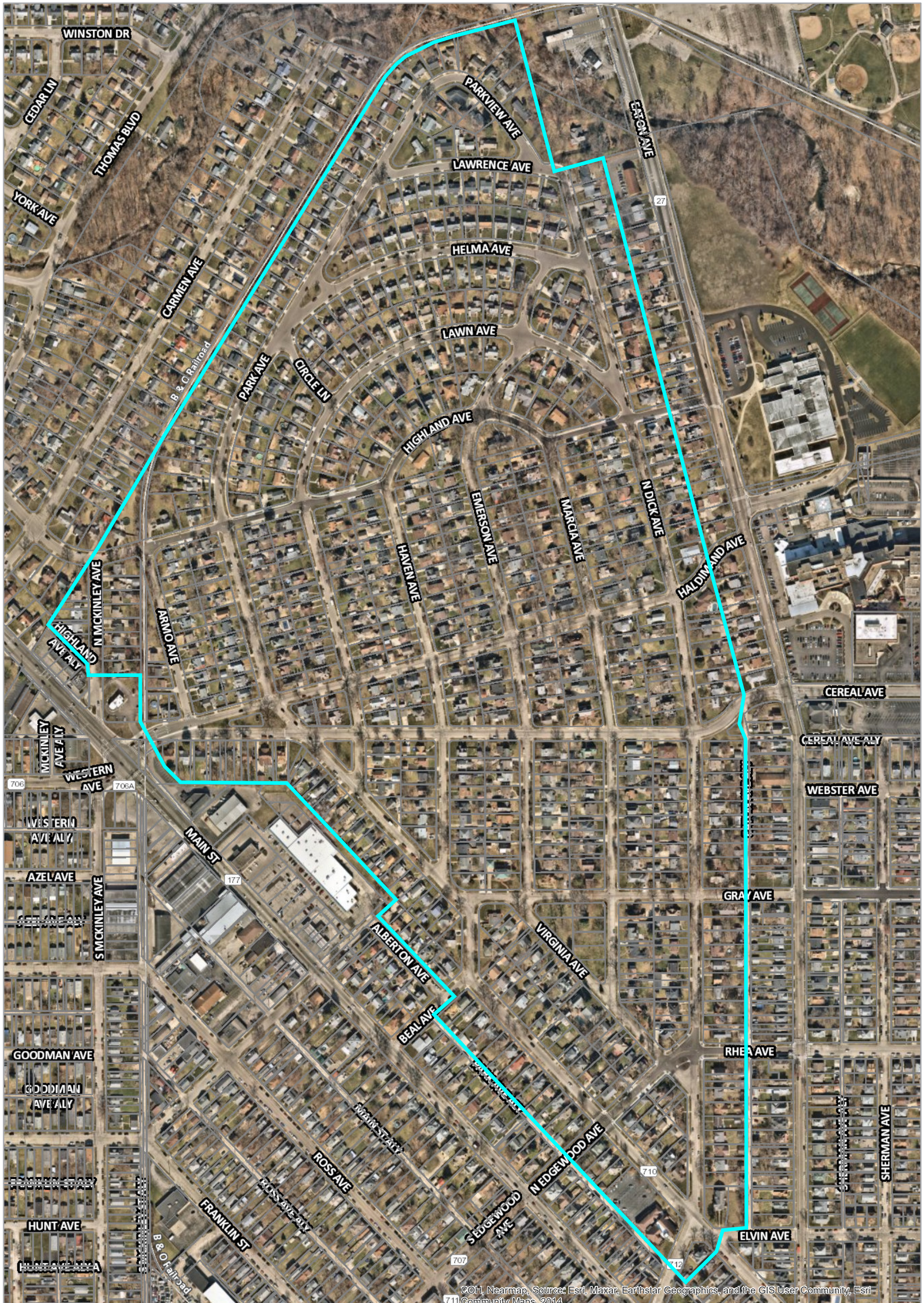


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Esri Community Maps, 2014

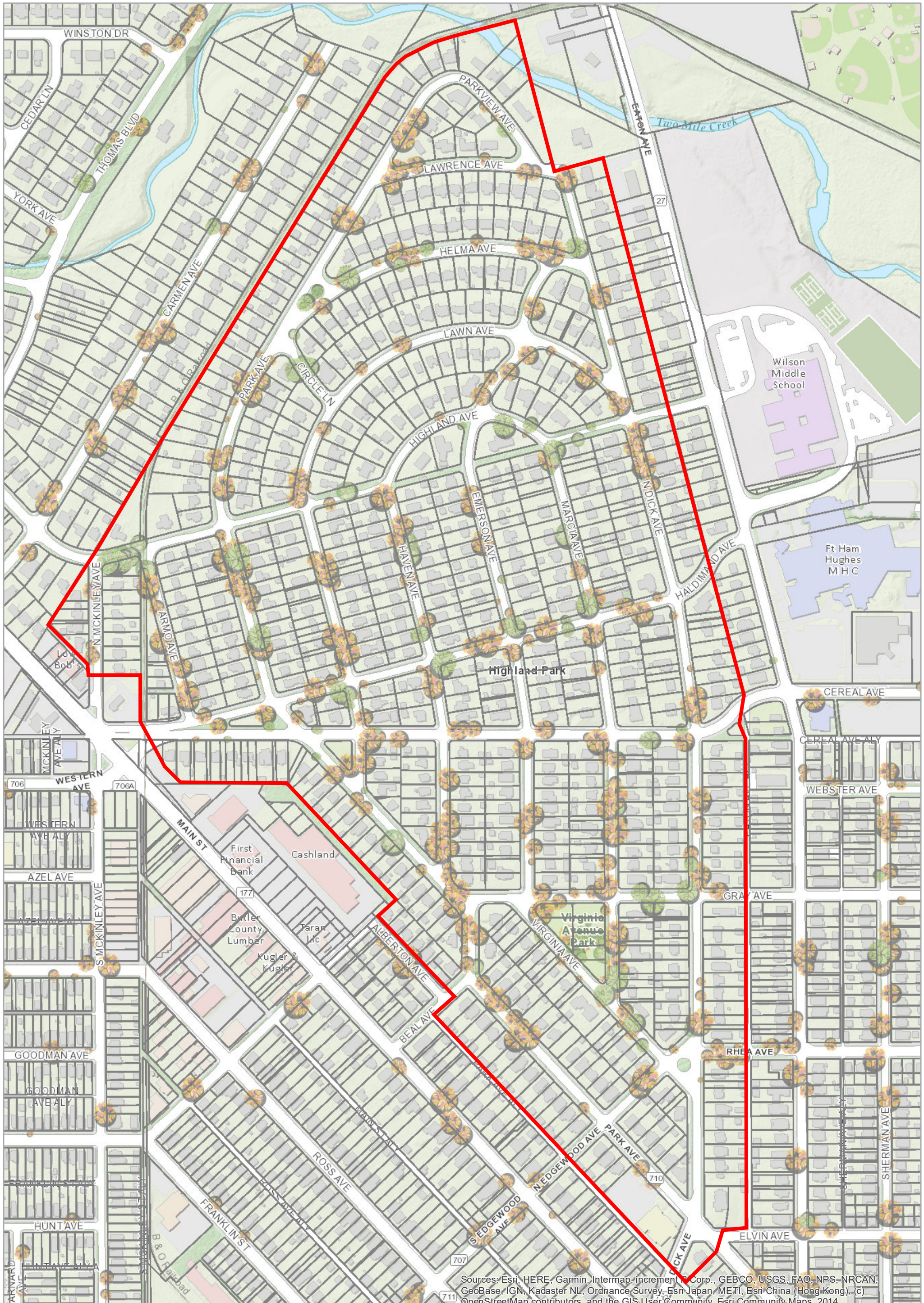
Hickory Woods

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COH, Nearmap, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri
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Highland Park



Owner Parcels