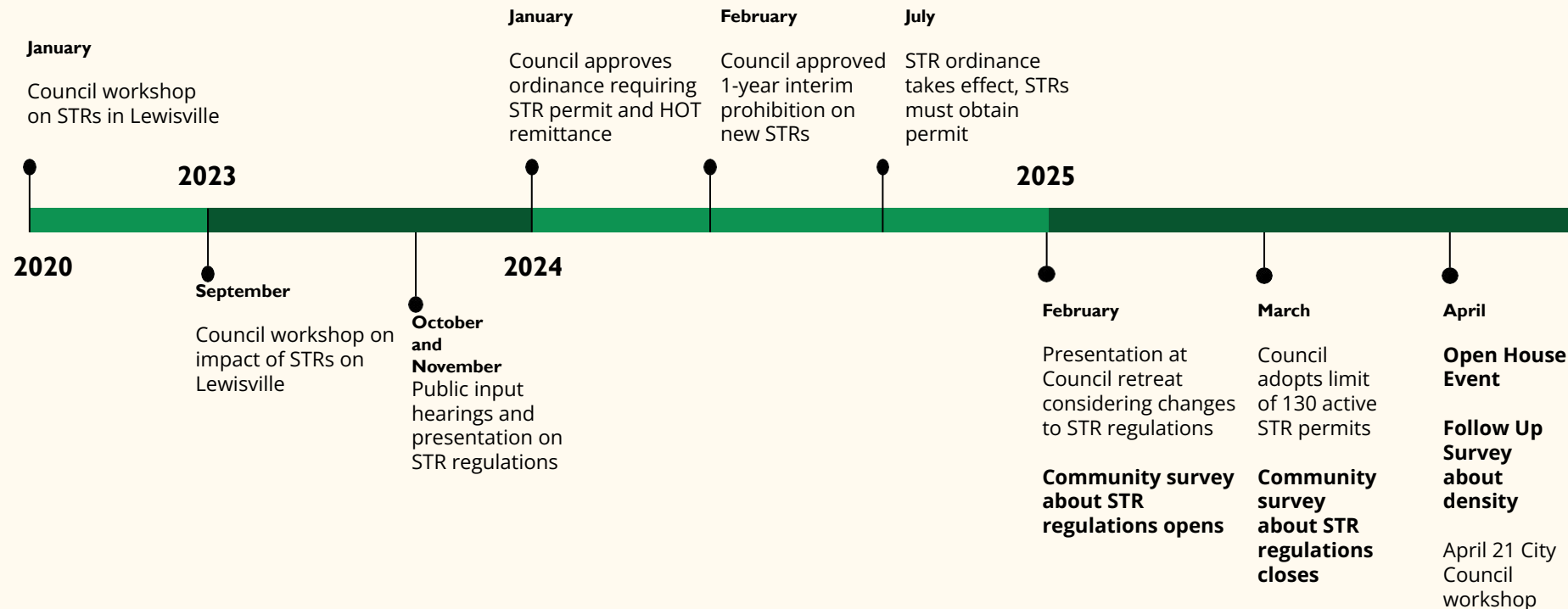


Short Term Rentals - Ordinance Amendments

City Council Meeting
October 6, 2025

Short Term Rental Timeline



April 21 City Council Workshop Direction

Proceed with density regulations as a distance for single family and percentage for multifamily.

- 1- 3% for multifamily
- 1,000 feet for distance for single-family

Limiting the total number of active STR permits was discussed and there was a divide on raising limit to 150 or removing limitation altogether. The majority of council expressed interest in 150. Without a limitation a total 841 STRs would be possible.

No resolution on whether the Multifamily STRs will count towards limitation. Ordinance before Council tonight has multifamily counting towards the cap.

Staff will monitor trends over time and re-evaluate as-needed.

Map of STRs

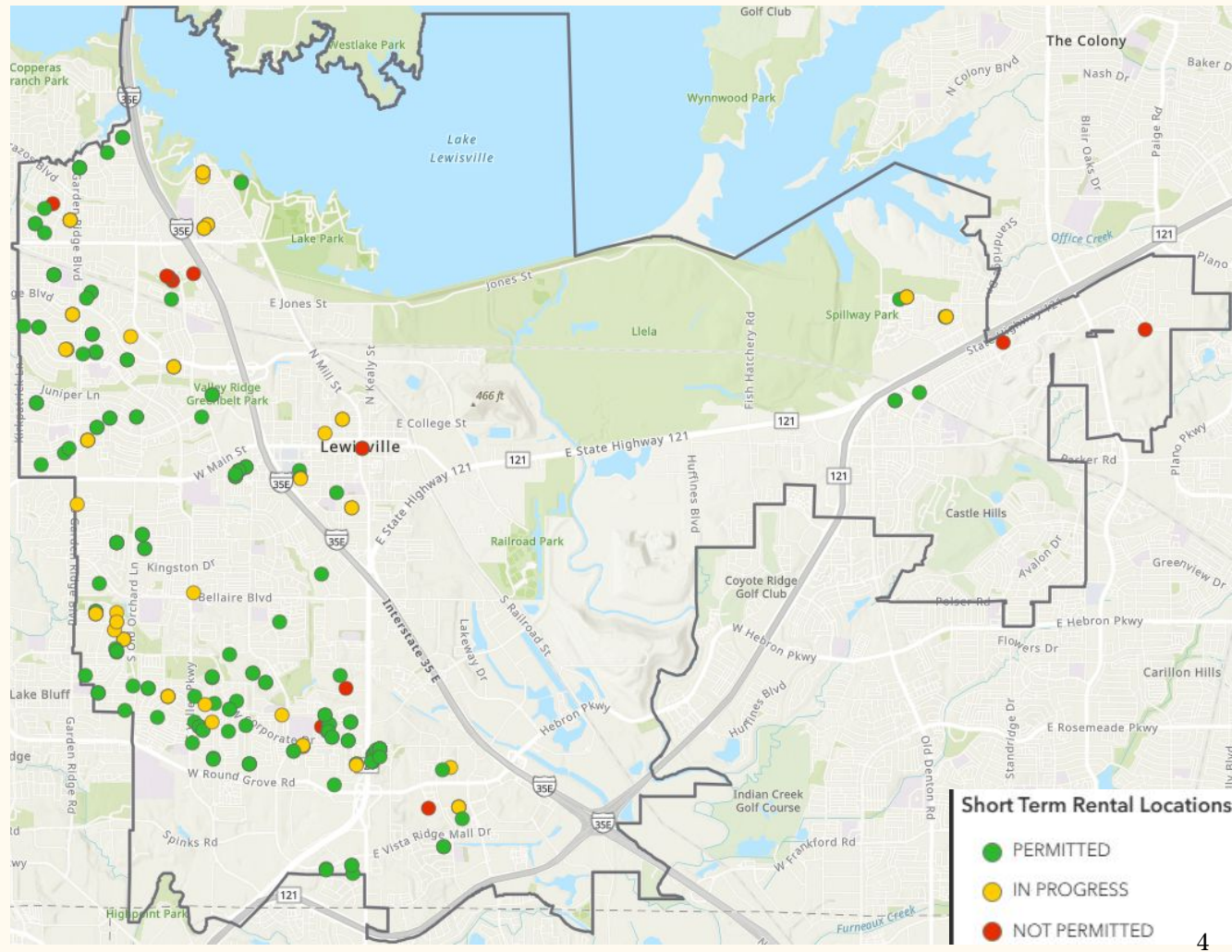
135 Total STRs identified

12 Not permitted (9%)

9 Permits in progress (7%)

114 Permitted STR (84%)

123 Combined number of
STR permits and applications
(91%)



Updates to Lewisville Unified Development Code

1. Distance between single family STRs requirement
 - a. *1,000 feet minimum*
2. Multifamily unit limitations
 - a. *3% of units or 2, whichever is greater, as the maximum*

Existing STRs will be considered legal non-conforming and be allowed to continue until such time as the use as an STR is discontinued for 6 months or longer, then compliance with the separation distance is required.

Planning and Zoning Commission recommended approval of these requirements on (6-1) on July 15, 2025. (Did not recommend on the limit of active STR permits as that is not in the UDC)

Updates to Lewisville Code of Ordinances

Chapter 4 Division 4. Short-Term Rental Units

- Density requirements must be met to issue a permit
- Clarify maximum occupancy requirements - exclude dining rooms, living rooms, and offices from occupancy count
- Clarify that STR permit can be denied if a reinspection is not requested in a timely manner
- Establish circumstances for Reinspection Fees

Updates to Lewisville Code of Ordinances

Chapter 4 Division 4. Short-Term Rental Units

- Bringing forward the ordinance limit on active STR permits of 150 STR units with Multifamily STR Units counting toward the total number of active permits.

Questions ?