
City of Rehoboth Beach

Managing Impacts of Current Development Trends on Residential Neighborhoods: Issues and Possible Solutions

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Implementation Timeframe

The Following slides will detail solutions that will require the following timeframe:

 0-2 Months to implement

 3-4 Months to implement

 5-6 Months to implement



Residential Noise

0-2 Months

ISSUE	SOLUTIONS	PROS/CONS
<p><i>Residential Noise</i> – Increase in noise complaints in residential neighborhoods primarily from rental properties with swimming pools; Interfering with the peaceful enjoyment of residences</p>	<ul style="list-style-type: none"> • More aggressive enforcement of noise ordinance • Training of summer police officers regarding ordinances • Review and modify noise ordinance to better address residential noise standards • Establish procedure and penalties for addressing noise complaints from “problem” properties; Possibly use Ocean City, MD Noise Control Board model 	<ul style="list-style-type: none"> • PRO - More consistency in the handling of complaints; Mechanism for addressing problem properties • CON - Increase workload/demand for City Police and Staff; Need to establish Noise Control Board to hear complaints



Swimming Pools in Residential Areas

0-2 Months

ISSUE	SOLUTIONS	PROS/CONS
<p><i>Swimming Pools in Residential Areas</i> - Large increase in number of swimming pools in residential areas, primarily associated with large rental homes</p>	<ul style="list-style-type: none"> Establish additional requirements for swimming pools and spas including construction, mechanical, noise attenuation, health and safety requirements (Carolina Beach, NC) Establish "quiet hours" for pools in residential areas 	<ul style="list-style-type: none"> PRO - Needed pool regulations and requirement in addition to basic Building Code (Town of Bethany Beach) CON – Additions City staff demands



Rental Home Issues

3-4 Months

ISSUE	SOLUTIONS	PROS/CONS
<p><i>Rental Home Issues</i> - Large Homes used for rentals with large numbers of occupants, vehicles and associated noise issues</p>	<ul style="list-style-type: none"> • Establish City wide short term rental regulations and provide education on regular basis to property owners and rental agencies; Regulations to be posted in rental units (Palm Springs, CA) • Institute periodic rental/complaint driven inspections – identify all rental units (Cannon Beach, OR) • Establish quiet or low noise hours • Limit occupancy to two persons per bedroom, pull out sofa (Fenwick Island, DE and Cannon Beach, OR) 	<ul style="list-style-type: none"> • PRO - Would regulate residential rentals in the City and provide owner/rental agencies/renters clear guidelines and expectations • PRO - Rental inspection would allow City to have accurate occupancy information to aid in enforcements and insure Code compliant/safe conditions • PRO - Possibly reduce occupancy • CON - Very heavy City Staff demand, additional City staffing requirements



Zoning and Development Issues

5-6 Months

ISSUE	SOLUTIONS	PROS/CONS
<p><i>Zoning and Developmental Issues</i> - Increased intensity of single family home development creating adverse effects on residential neighborhoods</p>	<ul style="list-style-type: none"> • Possible zoning changes to reduce size of homes and increase green space through increasing setbacks and natural areas, and decreasing coverage requirements • Increase parking requirements based on # of bedrooms (Cannon Beach and Dewey Beach, DE) • Require grading/drainage plans for new single family homes 	<ul style="list-style-type: none"> • PRO - Would effectively reduce home size and provide additional space between homes • PRO - Would reduce parking issues associated with high occupancy • PRO - Reduce drainage issues associated with new development • CON - Requires changes to Zoning Code, will create non-conforming structures



City of Newark, DE – Noise Ordinance

- Ordinance is a comprehensive, topics include:
 - Allowable noise levels
 - Penalties
 - Exceptions
- Specific about allowable and prohibited noise and what are appropriate noise levels at certain times of the day
- Enforcement and penalties allows for verbal warnings as well as charging for violations



City of Newark, DE – Noise Ordinance (continued)

- Type of penalty depends on the time of the day of the noise violation
- Series of fines based on noise offense and number of violations received
- There are exceptions and special waivers, but the Ordinance does not include types of activities approved with a waiver request



City of Palm Springs, CA – Vacation Rentals Ordinance

- Good Neighbor Brochure summarizing rules must be posted and provided in every rental unit
- Hotline available to call into for complaints with rentals
- Designated Local Contact Person for every rental; Responsible for dealing with complaints/concerns with rentals and available 24 hours, 7 days a week



City of Palm Springs, CA – Vacation Rentals Ordinance (continued)

- Vacation Rental Registration Certificates:
 - Units rented for 28 consecutive days or less
 - Applied for annually with a fee
 - Certificate number must be displayed on all rental unit advertising
 - Certificate can be denied if it has previously been revoked; Applicant can appeal the decision
 - Must apply for new Certificate if ownership changes
- Need rental agreement each time unit is rented; Records maintained for 4 years and available to City Manager if requested



City of Palm Springs, CA – Vacation Rental Ordinance (continued)

- Total number of overnight occupants determined by number of bedrooms plus 2 additional people
- Maximum 2 people per bedroom

# of Bedrooms	Total of Overnight Occupants	Additional Daytime Occupants	Total Daytime Occupants
0	2	2	4
1	4	2	6
2	6	3	9
3	8	4	12
4	10	5	15
5	12	6	18
6	14	7	21
7	16	8	24



Possible Solutions for City of Rehoboth as Discussed by the Working Group

Noise:

- Must be complaint driven
- Law enforcement will make determination
- Warning followed by possible ticket/official complaint
- Warning vs Ticket – by party or property
- Fines – split ½ to tenant and ½ to owner
- How much? Range from \$100 to \$1,500
- If it is a rental – Representative notified of warning/complaint



Possible Solutions for City of Rehoboth as Discussed by the Working Group (continued)

Vacation Rentals:

- Need for a hotline?
- Representative notified of violation/warning
- City Manager to review rental license/certificate after 3 noise complaints; 3 strike rule
- City Manager has authority to revoke permit
- Require annual inspections to verify occupancy and health, safety & welfare



Further Discussion / Path Forward



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