

# Summary of citizen input regarding Vacation Rentals (VRs)

## Current Situation:

- Not mentioned in Shady Cove Code (an Ordinance would need to be created to allow vacation rentals in Shady Cove).
- Bed & Breakfast businesses are allowed in R2 zones.
- It may be possible to make a case that Vacation Rentals are similar to a B&B and therefore allowed in R2 zones under a Conditional Use.
- Need Public Hearing(s) prior to adopting an Ordinance for Vacation Rentals.
- Vacation Rentals would be required to have a business license and would be required to collect and submit to the City Transient Occupancy Taxes.

## Zoning

R1 zones are designated for single family dwellings. A R1-40 is a single family residence on a tax lot having a minimum of 40,000 sq. ft. (just under one acre); R1-20 is a single family residence on a tax lot of a minimum of 20,000 sq. ft. (just under ½ acre); R1-10 is a single family residence on a tax lot of a minimum of 10,000 sq. ft. (just under ¼ acre); and R1-6 is a single family residence on a tax lot of a minimum of 6,000 sq. ft. (a lot approx.. 60 ft. by 100 ft.).

R2 zones are designated for multiple families (medium density).

R3 zones are designated for high density residential areas (high density).

## Comments (pros & cons) from citizens about Vacation Rentals:

- Support from the business community
- Allow VRs in R1 zones as well as R2 zones
- Do not allow Vacation Rentals in R1-6 (high density) zones (tax lots too small)
- Collection of business license and Transient Occupancy Taxes are fees to help the City
- All year-round
- Need to identify designated parking appropriate to number of people renting
- Good for City economy
- Allow Vacation Rentals and Bed & Breakfasts in both R1 and R2 zones
- Promotes the City as a vacation area
- Attracts tourism
- Increases visitor lodging options
- Do not change R1 zoning code before an update of the City's Comprehensive Plan
- Require a Conditional Use Permit; do not require a Conditional Use Permit
- Complaints against a Vacation Rental should be in writing to owner and City

### **Comments (pros & cons) from citizens about Vacation Rentals (continued):**

- Complaints against a Vacation Rental should be handled by the police
- Revoke a business license for a Vacation Rental if too many complaints are received
- Have no penalty for complaints
- Review all written complaints at time of the business license renewal. Give warning with complaints received; if too many complaints do not renew business license
- No noise after 11 pm
- Street parking okay if not obstructing the road and okay with neighbors on street
- Only off-street parking
- Motels are feeling threatened
- If Conditional Use Permit is required, make re-application not for another 10 years
- Require deposits for security and cleaning
- Owners should screen (check) renters; be responsible for the behavior of those using their property
- Collaborate with motels and RV parks
- Dedicate license fees for street maintenance
- Use Code Enforcement Officer to check Vacation Rental properties annually for any code violations prior to business license renewal
- Minimize impacts to neighbors
- Specific dwellings (minimum sq. ft. requirements) should be required
- Review Ordinance drafted for Vacation Rentals and the Conditional Use Permit conditions/requirements after six month, then as needed to see if an adjustment is warranted
- Have property owners with Vacation Rentals, Bed & Breakfasts, and Rentals give their input with concerns and ideas on how to set up the Ordinance
- Need to update the Comprehensive Plan for the City before creating an Ordinance for Vacation Rentals or any changes to the Zoning Code.

### **Addition Questions posed:**

- What will be the City's definition of a Rental versus a Vacation Rental? How will each be distinguished?
- What is the definition (difference) between a Bed & Breakfast and a Vacation Rental?
- Currently how many Bed & Breakfasts, Vacation Rentals and Rentals exist in Shady Cove?
- How will maximum occupancy be determined? Who will determine maximum occupancy?
- How will a Vacation Rental change the sewer rate of the structure, if at all?