

**CITY OF YACHATS  
ORDINANCE NO. 346**

**AN ORDINANCE AMENDING THE YACHATS MUNICIPAL CODE CHAPTER 9 – ZONING AND LADE USE, SECTIONS 9.04.030 – DEFINITIONS, 9.12 - R-1 RESIDENTIAL ZONE, 9.16 – R-2 RESIDENTIAL ZONE, 9.20 – R-3 RESIDENTIAL ZONE, 9.24 – R-4 RESIDENTIAL ZONE, AND 9.28 – C-1 – COMMERCIAL ZONE**

**WHEREAS**, the City Council requested the Planning Commission consider an amendment to the Zoning and Land Use Code to add “vacation rental facility” as an outright permitted use in the Residential Zones (R-1 through R-4) and in the Retail Commercial Zone (C-1) ; and

**WHEREAS**, the Planning Commission discussed the amendment at work sessions held on December 16, 2015, January 19, 2016, March 15, 2016, May 24, 2016 and a Public Hearing held on February 16, 2016 which was continued to the June 21, 2016 Planning Commission Meeting; and

**WHEREAS**, following the close of the Public Hearing on June 21, 2016 the Planning Commission voted to forward the amendment to City Council for consideration; and

**WHEREAS**, the City Council held a public hearing on July 14, 2016 and voted to adopt the amendment;

**NOW THEREFORE**, the City of Yachats ordains the Yachats Municipal Code shall be amended as follows:

Section 9.04.030 – Definitions shall be amended to add the following:

9.04.030 Definitions

“Vacation rental” means as defined under Chapter 4.08 Vacation rental.

*(Chapter 4.08.020 Definitions defines “Vacation rental” as follows:*

*“Vacation rental” means a single-family dwelling, duplex or triplex which is rented or available for rent for a period of less than 30 days, such as by the day or week. The dwelling may consist of individual units or be in a contiguous form to be considered a vacation rental dwelling, however, each individual unit is to be considered separately for licensing and regulation purposes. A home which is listed with an agent as a vacation rental, advertised, available by referral, word of mouth, commendation and reputation are some of, but not limited to, the ways of identifying a vacation rental.)*

9.12 - R-1 Residential Zone shall be amended in part to

Add to 9.12.020 Permitted Uses

J. Licensed Vacation Rental as regulated in the Yachats Municipal Code Chapter 4.08 – Vacation Rental Licenses

9.16 R-2 Residential Zone shall be amended in part to

Add to 9.16.020 Permitted Uses

M. Licensed Vacation Rental as regulated in the Yachats Municipal Code Chapter 4.08 – Vacation Rental Licenses

9.20 R-3 Residential Zone shall be amended in part to  
Add to 9.20.020 Permitted Uses

O. Licensed Vacation Rental as regulated in the Yachats Municipal Code Chapter 4.08 – Vacation Rental Licenses

9.24 R-4 Residential Zone shall be amended in part to  
Add to 9.24.020 Permitted Uses

P. Licensed Vacation Rental as regulated in the Yachats Municipal Code Chapter 4.08 – Vacation Rental Licenses

9.28 C-1 Retail Commercial Zone shall be amended in part to  
Add to 9.28.010 Permitted Uses

Q. Licensed Vacation Rental as regulated in the Yachats Municipal Code Chapter 4.08 – Vacation Rental Licenses

**PASSED AND ADOPTED** by the City Council of the City of Yachats on this 14<sup>th</sup> day of July, 2016.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstentions: \_\_\_\_\_ Absent: \_\_\_\_\_

**APPROVED** by the Mayor this \_\_\_\_ day of \_\_\_\_\_.

Attest:

\_\_\_\_\_  
Ronald L Brean, Mayor

\_\_\_\_\_  
Nancy Batchelder, City Recorder