

December 29, 2015

To: Yachats Planning Commission
From: Larry Lewis, City Planner
RE: Proposed Amendment to Yachats Zoning & Land Use Code
VACATION RENTALS

In 2014, the City Council requested the Planning Commission consider an amendment to the Zoning & 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). The Planning Commission reviewed this request at their December 16, 2014 work session.

This is a legislative amendment that requires a public hearing conducted by the Planning Commission. The public hearing process was tabled until other amendment items were ready to proceed through the public hearing process.

The Planning Commission will conduct a public hearing and forward recommended amendments to the City Council.

The following amendments were recommended by the Planning Commission at the December 16, 2014 work session.

Add the following new definition:

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

Add to 9.12.020 Permitted Uses

J. Licensed Vacation Rental

9.24 R-4 Residential Zone

Add to 9.24.020 Permitted Uses

P. Licensed Vacation Rental

9.16 R-2 Residential Zone

Add to 9.16.020 Permitted Uses

M. Licensed Vacation Rental

9.28 C-1 Residential Zone

Add to 9.28.010 Permitted Uses

Q. Licensed Vacation Rental

9.20 R-3 Residential Zone

Add to 9.20.020 Permitted Uses

O. Licensed Vacation Rental