

MANZANITA ORDINANCE 10-3 CHANGE SUBMITTAL FORM

2020 SHORT TERM RENTAL OVERSIGHT PROJECT

NOTE: Provide below, if possible, wording that you, or the organization that you represent, believe should be considered by the short-term rental ordinance oversight workgroup for recommendation to the City Council. All proposals will be included in the final report to the City Council, whether recommended or not. If you would like assistance in preparing your comments, or would like to discuss your proposal, please contact City Councilor Steve Nuttall, snuttall@ci.manzanita.or.us.

PROPONENT: Jo Newhouse, representing STR Workgroup, **Section 6.030 (3) of Ordinance 95-4**,
Revise as follows:

PROPOSED CHANGE:

Section 6.030 General Provisions Regarding Accessory Use. An accessory use shall comply with all requirements for a principal use, except as this Ordinance specifically allows to the contrary, and shall comply with the following limitations: 3. Short Term Rental. A short term rental operated according to the following standards and procedures:

a) A cap shall be placed on short term rentals in the R-2, R-3 and the SR-R zones. This cap shall be 17.5% of the dwelling units within these zones. This percentage cap is based on the ratio of registered short term rentals to the total number of dwelling units in the R-2 and R-3 zones as of January 5, 1994, the date this cap was initially established for the R-2 and R-3 zones. [Amended by Ord. 06-03, passed 9/18/06]

b) Exclusion: Any dwelling units in a Homeowners Association (HOA) that does not allow rentals of less than 7 days shall be excluded from the total number of dwelling units used in the percentage calculation.

REASONING: If an HOA does not allow short-term rentals but is used in the calculation of available rental homes, the STR's become concentrated into other areas of town. For instance, if there was a new HOA development of 12 homes built in town, and that development didn't allow STR's, 2 more STR's would be added to the rental pool, but would not be in the new development.

IMPACT: (TO BE COMPLETED BY STAFF):