

# Ordinance 21-06 – Relating to Rules and Regulations for Short Term Rentals

Manzanita City Council Meeting

Regular Session

August 4, 2021

Leila Aman, City Manager



# Ordinance 21-06

**AN ORDINANCE AMENDING SECTIONS 1 THROUGH 6 OF  
AND ADDING SECTION 7 TO ORDINANCE NO. 10-03  
RELATING TO RULES AND REGULATIONS FOR SHORT  
TERM RENTALS**



# Ordinance 21-06

AN ORDINANCE **REPLEALING AND REPLACING ORDINANCE 21-05** AND AMENDING SECTIONS 1 THROUGH 6 OF AND ADDING SECTION 7 TO ORDINANCE NO. 10-03 RELATING TO RULES AND REGULATIONS FOR SHORT TERM RENTALS



# Ordinance 21-05 – Amending Rules and Regulations Related to Short Term Rentals

April 7, 2021 – 1<sup>st</sup> reading

May 5, 2021 – 2<sup>nd</sup> reading

\*passed unanimously both times

Issue with posting requirements.

Provided an opportunity to refine some issues that came up during the hearing process.



Since then...

STR Workgroup reconvened and made some surgical refinements.

This Ordinance reflects the months of thoughtful work of the committee and a little extra attention.



# Key Changes since 21-05

- Dwelling Unit Definition is updated – Consistent with definition in zoning code. It will update when the definition in the zoning code is updated.
- Location and signage language more flexible.
- Applied noise restrictions citywide. (Specific limits to noise and time (Residential noise cannot exceed 55dBA during the hours of 10PM to 7AM. LC and C-1 12:01-7AM, and certain exceptions)) This is referenced in the STR code but staff also recommend applying it Citywide and have proposed amendments to ordinance 94-6 relating to unnecessary noise.



# Parking

- Established a method for determining a parking maximum for short term rentals (1 vehicle/sleeping area + 1)
- Limits overnight on street parking to 1 vehicle per short term rental
- Requires the owner to convey information to renters prior to visit
- Verified by City through initial inspections or periodic reinspection's



# Recommendation

- Approve the first reading of Ordinance 21-06.

AN ORDINANCE **REPEALING AND REPLACING ORDINANCE 21-05** AND AMENDING SECTIONS 1 THROUGH 6 OF AND ADDING SECTION 7 TO ORDINANCE NO. 10-03 RELATING TO RULES AND REGULATIONS FOR SHORT TERM RENTALS





# Recommendation

- Approve the first reading of Ordinance 21-07
- AN ORDINANCE AMENDING SECTION 4 OF ORDINANCE NO. 94-6 RELATING TO UNECESSARY NOISE AND PRESSCRIBING GENERAL OFFENSES

