

vacation dwelling units or accessory vacation dwelling units in form districts,

Section 2. That this ordinance shall take effect 30 days after its passage and publication.
(Effective date: _____, 2019)

STATEMENT OF PURPOSE: This ordinance implements a minor text amendment related to vacation rental dwellings regulated by chapter 50 of the City Code, known as the Unified Development Chapter (UDC).

The current use specific standards for vacation dwellings are written from the point of view that these uses will generally be in R-1 zones within single-family neighborhoods, which is generally true for most of the existing permits. Use specific standards include things such as requiring additional off-street parking and regulating the length of minimum number of nights required per stay. This is important to reduce potential land use conflicts and reduce the likelihood of land use conflicts with adjoining property owners. Because of the nature and character of properties generally within form districts (downtown, for example), these standards are not as applicable. The proposed change will potentially allow more VRBO permits to be issued within form districts.

Of the active VRBO permits, 45 are on properties zoned R-1, and 2 are on properties zoned in Form Districts.

The planning commission held a public hearing and considered the changes at a special meeting on Tuesday, March 26, 2019, and at their March 12 and May 14, 2019, regular planning commission meetings. Following discussion and additional amendments to the proposed text change, the commission voted with 6 yeas, 0 nays, and 0 abstentions, to recommend that the city council approve the text change to the Unified Development Chapter of the City Code.