

City of Bandon

PLANNING COMMISSION AGENDA DOCUMENTATION

DATE: June 23rd 2022

Discussion: Impact of multi-family dwellings on VRD saturation rate

ITEM NO: 7.2

Background: In 2018, the City updated the Vacation Rental Dwelling (VRD) ordinance to enhance existing language and restrict VRDs to an overlay within the Controlled Development 1 zone. Prior to this ordinance update, the language read as follows:

Vacation rental dwellings are a conditional use in the CD-1 and CD-2 and CD-3 zones, and are subject to the requirements of this chapter. A dwelling may only be eligible for VRD status provided that it is an existing single-family detached dwelling, and that less than 30% of the dwellings on property within 250 feet of the subject property are VRD's.

The 2018 language restated this as:

Vacation rental dwellings (VRD's) are a conditional use in the CD-1 and CD-2 and CD-3 zones, and are subject to the requirements of this chapter. Conditional use permits are a discretionary decision by the City subject to review by the Planning Commission. VRD's are not an outright permitted use in the CD-zones. All vacation rental dwelling shall comply with the following provisions.

2. Less than 30% of the single-family detached dwellings within 250 feet of the subject property, and located in a zone where VRD's are allowed, are VRD's;

While this may not have been the intention at the time, the language was modified in a way that does not allow for non-conforming (i.e. multi-family) dwellings to be included in the saturation rate calculation. So, while the impact of a vacation rental dwelling is felt by neighboring properties, the impact is not included when determining if an area is already "saturated" by VRD's.

The Planning Commission may wish to discuss whether or not a change to this provision is necessary to return to the intent of the original code.

SUBMITTED BY:



Dan Chandler, City Manager