



**Land Use Services Department**  
**Planning Division**

## **BOARD OF SUPERVISORS HEARING**

Development Code Amendment  
Short Term Residential Rentals and  
Accessory Dwelling Units  
Agenda Item #43

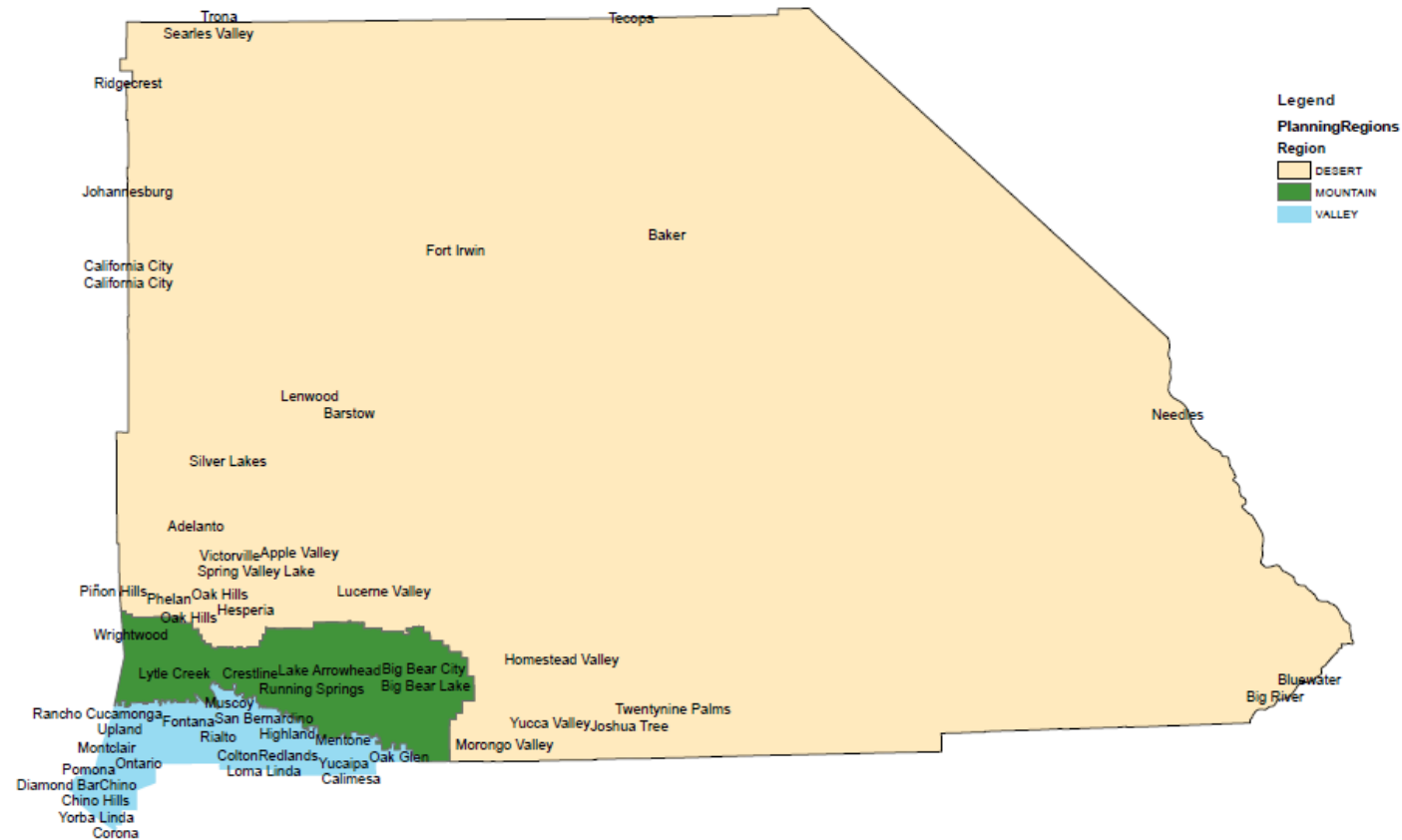
Terri Rahhal  
Director  
November 5, 2019



An ordinance amending the Development Code to modify provisions for Short-Term Residential Rentals (Chapter 84.28) and Accessory Dwelling Units (Section 84.01.060)

- To expand Short-Term Rental (STR) permit program to include communities of the Desert Region
- To refine STR permit and use requirements
- To add specifics to STR management requirements

- Expanding STR permit program to the Desert Region



- STR permit program updated to biennial renewal
- All parking for STR units must be on-site
- Additional categories added to determine maximum occupancy
  - Based on sq. ft. of STR with max of 6 persons up to 800 sq. ft.
  - Max of 8 persons in up to 1,200 sq. ft.
  - STR exceeding 1,200 sq. ft, additional occupancy by acreage:
    - <1/4 acre: max occupancy of 10
    - 1/4 - 1/2 acre: max occupancy of 12
    - 1/2 - 1 acre: max occupancy of 15
    - Greater than 1 acre with adequate STR Sq. ft.: maximum occupancy = 20

- Safety requirements added to:
  - Prohibit outdoor fires in the Mountain Region
  - Require spas and saunas to be covered and locked when not in use
- Property maintenance requirements added, including trash collection services (where available)
- Registration requirements added (digital signatures accepted)
- Record keeping requirements added – no specific time-frame, but sufficient to demonstrate compliance with STR permit

- Planning Commission public hearings: August 8, 2019 and September 5, 2019
- Continuance allowed re-advertising to amend Accessory Dwelling Unit (ADU) regulations to permit ADU rental under STR permit and addition of pet standards
- Planning Commission recommended approval of proposed ordinance with addition of:
  - Pet licensing and control requirements
  - ADU occupancy on STR site if owner/agent occupies one unit

- **Conduct a public hearing** to consider an ordinance amending Title 8 of the County Code to revise the regulations relating to Short-Term Residential Rentals and Accessory Dwelling Units;
- **Make alterations**, if necessary, to the proposed ordinance;
- **Approve** introduction of the proposed ordinance;
- **Adopt** the findings as recommended by the Planning Commission;
- **Read** title only of the proposed ordinance; waive reading of the entire text and adopt the ordinance; and
- **Direct** the Clerk of the Board to file a Notice of Exemption.