

Ordinance 1248
Introduced by All Commissioners

**AN ORDINANCE AMENDING WARRENTON MUNICIPAL CODE TITLE 16,
DEVELOPMENT CODE, DIVISION 1, CHAPTER 16.12 DEFINITIONS; DIVISION 2,
LAND USE DISTRICTS, CHAPTERS: 16.24, 16.28, 16.32, 16.36, 16.40, 16.44, 16.56; AND
DIVISION 3, CHAPTER 16.180**

WHEREAS, the City Commission finds it appropriate to amend the Development Code's reference to Homestay Lodging and Vacation Rental Dwellings to meet the City's needs; and

WHEREAS, the City of Warrenton is best served by land use decisions that are clear in their intent within the Development Code; and

WHEREAS, the City Commission conducted a public hearing on this amendment on April 27, 2021, to receive public testimony and to consider the Planning Commission's recommendation;

NOW, THEREFORE, the City of Warrenton ordains as follows:

Section 1. Amend Warrenton Municipal Code Division I, Introduction, Chapter 16.12 Definitions to insert the following definitions as written:

[new language; ~~deleted language~~]

Homestay Lodging. A short-term rental in an owner-occupied, single-family detached dwelling unit using up to five bedrooms, including bedrooms in accessory dwellings.

Vacation Rental Dwelling. A single-family dwelling or accessory dwelling that is nonowner occupied and is rented for terms of less than 30 days; reference Resolution No. 2588 (2021).

Section 2. Amend Warrenton Municipal Code Division 2, Land Use Districts (various chapters) to read as follows:

[new language; ~~deleted language~~]

16.24.020 Permitted Uses.

P. Homestay Lodging subject to the standards in Chapter 8.24.

16.28.020 Permitted Uses.

Q. Homestay Lodging subject to the standards in Chapter 8.24.

16.32.020 Permitted Uses.

R. Homestay Lodging subject to the standards in Chapter 8.24.

16.36.020 Permitted Uses.

R. Homestay Lodging subject to the standards in Chapter 8.24.

16.40.020 Permitted Uses.

A. Only the following uses and their accessory uses are permitted along Highway 101, SE Marlin, SE Ensign Drive, SE Discovery Lane, and SE Dolphin Avenues and shall comply with the above noted sections as well as Chapter 16.132:

21. Homestay Lodging subject to the standards in Chapter 8.24.

22. Vacation Rental Dwelling subject to the Safety Regulations in Chapter 8.24.030.

~~21-23.~~ Similar uses as those stated above.

B. For all other C-1 zoned areas within the City limits of Warrenton, the following uses and their accessory uses are permitted and shall comply with the above noted sections:

24. Homestay Lodging subject to the standards in Chapter 8.24.

25. Vacation Rental Dwelling subject to the Safety Regulations in Chapter 8.24.030.

~~24-26.~~ Similar uses as those stated in this section. (*retain ordinance references*)

16.44.020 Permitted Use

A. Residential.

6. Homestay Lodging subject to the standards in Chapter 8.24.

~~6-7.~~ Similar uses as those listed in this section.

16.44.030 Conditional Uses.

H. Vacation Rental Dwelling subject to the Safety Regulations in Chapter 8.24.030.

~~H-I.~~ Similar uses as those listed in this section. (*retain ordinance references*)

16.56.030 Conditional Uses.

M. Vacation Rental Dwelling subject to the Safety Regulations in Chapter 8.24.030.

~~M-N.~~ Similar uses as those listed in this section.

Section 3. Amend Warrenton Municipal Code Division 3, Design Standards, Chapter 16.180 Accessory Structure, Accessory Dwelling, Garage, and Carport Design Standards, Section 16.180.040 to read as follows:

[new language; ~~deleted language~~]

An accessory dwelling is a small, secondary housing unit located on a legal lot with an established single-family residence. Accessory dwellings are typically the size of a studio apartment. The additional unit can be a detached cottage, a unit attached to a garage, or in a portion of an existing house. Accessory dwellings provide cost-effective and independent living spaces for family members, such as in-laws, retired parents, etc. Accessory dwellings can also

provide semi-independent living spaces for physically or mentally disabled family members requiring partial supervision or assistance with activities of daily living. ~~Accessory dwellings are never suited for rental dwellings and use of an accessory dwelling as a rental or income-producing unit is strictly prohibited and is subject to enforcement and penalties as prescribed by this Code.~~ Accessory dwellings may be rented long term as a permitted use. Accessory dwellings may be rented as part of a permitted Homestay Lodging use so long as the main structure of the property is owner-occupied. The housing density standard of residential zones does not apply to accessory dwellings, due to the small size and low occupancy level of the use. The following standards are intended to control the size and number of accessory dwellings on individual lots, so as to promote compatibility with adjacent land uses. Accessory structures shall comply with the following standards:

C. ~~Rental Unit Prohibited.~~ ~~Accessory dwellings are never appropriate for use as a rental unit or other income-producing unit.~~ Accessory dwellings may be rented long term as a permitted use. Accessory dwellings may be rented as part of a permitted Homestay Lodging use so long as the main structure of the property is owner-occupied. Accessory dwellings shall not be used as servants' quarters or as lodging (temporary or permanent) for housekeepers, gardeners, etc. Use of an accessory dwelling for purposes other than what is expressly permitted in this section is strictly prohibited and shall be subject to the enforcement and penalty provisions of Chapter 16.16.


Section 4. This Ordinance shall take full force and effect 30 days upon its adoption by the Commission of the City of Warrenton.

First Reading: April 27, 2021

Second Reading: May 11, 2021

ADOPTED by the City Commission of the City of Warrenton, Oregon this May 11, 2021.

Approved


Henry A. Balensifer III, Mayor

Attest



Dawne Shaw, City Recorder