

Special Use Permit – 524 Long Ave

Short-Term Rental



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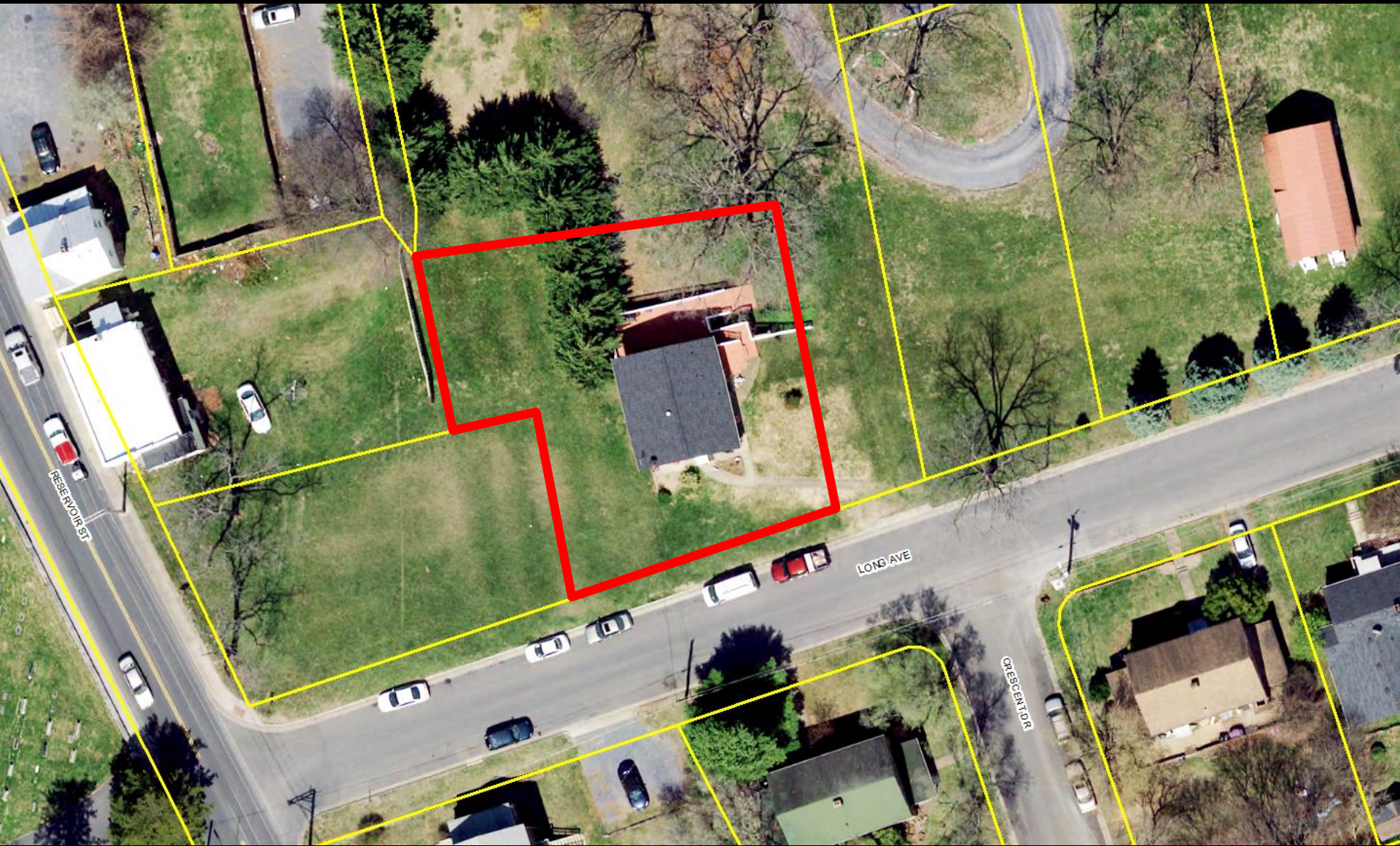


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Staff's Proposed ZO Amendment

Sec. 10-3-205. General Regulations

- (2) Operators shall maintain the ~~property~~ dwelling as their primary residence, as indicated on a state-issued license or identification card or other documentation deemed acceptable by the Zoning Administrator.

Recommendation

Staff and Planning Commission (7-0) recommends denial of the SUP.

However, if there is a desire to approve the request, staff recommends the following conditions:

- a. All STR accommodations shall only be permitted within the upper-level dwelling unit of the existing principal structure.
- b. There shall be no more than two STR guest rooms or accommodation spaces.
- c. The number of STR guests at one time shall be limited to four.
- d. Prior to operation, the operator shall submit to City staff a completed Short-Term Rental Pre-Operation Form. Furthermore, the operator shall maintain compliance with the items identified in the Pre-Operation Form when short-term rental guests are present.
- e. The STR may operate without providing any of the required minimum off-street parking spaces.
- f. If in the opinion of Planning Commission or City Council, the short-term rental becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.