

**G 1-23. Proposed amendments to the McMinnville Zoning Ordinance, adopting amended standards for Short-Term Rentals**

The proposed amendment would amend the standards for Short-Term Rentals in the R-1, R-2, R-3, R-4, R-5, and O-R zones.

Short-Term Rentals are listed as a permitted use in these zoning districts, subject to the standards provided in Section 17.12.010(P) of the Zoning Ordinance. The proposed amendment would amend the standards in Section 17.12.010(P).

The proposed amendment would also amend the off-street parking provisions for Short-Term Rentals in Chapter 17.60 of the Zoning Ordinance to provide internal consistency with the amended standards.

**McMinnville Zoning Ordinance**  
**Draft Amendments for Short-Term Rentals, January 19, 2023**

**Chapter 17.12.**

**R-1 SINGLE-FAMILY RESIDENTIAL ZONING**

17.12.010. Permitted Uses. In an R-1 zone, the following uses and their accessory uses are permitted:

...

- O. Short term rental, subject to the provisions of Section 17.72.110 and the following standards:
1. Short term rentals shall not be located within 200-500 feet of another short term rental, or on the same property as another short term rental.
  2. Short term rentals shall be allowed in single dwellings, common-wall single dwellings, and accessory dwelling units (ADUs). The structure shall retain the characteristics of a residence.
  3. That a minimum of one off-street parking space be provided for each guest room/bedroom in the dwelling in which the short-term rental is located.
  4. That signage is limited to only one non-illuminated or incidentally illuminated wooden sign not exceeding three (3) square feet of face area.
  5. That the duration of each guest's stay at the residence be limited to no more than 30 (thirty) consecutive days.
  6. That smoke detectors be provided as per the requirements for "lodging houses" in Ordinance No. 3997.
  7. That the property owner shall live within the geographic area of the 97128 zip code or shall provide contact information of a person living within the geographic area of the 97128 zip code, who shall be available 24 hours a day, 7 days a week to respond immediately to any emergency or complaint related to the short term rental. Prior to commencing the use as a Short-Term Rental, the contact information for the responsible party shall be mailed to the property owners and street addresses of the adjacent properties, Yamhill Communication Agency (YCOM), and the McMinnville Planning Department. Any change in the contact information for the responsible party shall also be mailed to the adjacent property owners, YCOM, and the Planning Department prior to the change. The mailing shall include the address and the Short-Term Rental permit number assigned by the Planning Department.
  8. Permits shall be issued to the current property owner at the time of application. Permits do not transfer with the sale or conveyance of the property. Upon any change in ownership, the short term rental permit for the subject property will become void. The use of the subject property as a short term rental by the new owner will again be subject to the application and review procedures in Section 17.72.110. The following

situations are not deemed to be a change in ownership for the purposes of this section:

- a. Transfer of property from a natural person(s) to a Trust serving the same natural person(s) or to a family member pursuant to a Trust; or
- b. Transfer of ownership pursuant to a will or bequest upon the death of the owner.

9. All city and state taxes shall be remitted in a timely manner.

10. Any listing or advertisement for the Short-Term Rental Permit shall include the permit number assigned by the Planning Department.

11. In addition to any other remedies for enforcement, any Short-Term Rental operating without a valid and current permit may be subject to a daily citation/penalty. Repeat violations may result in revocation of the permit and preclude the ability to apply for a new permit for 12 months from the date of written revocation of the permit.

9.12. Permits must be renewed annually. Failure to renew the short term rental permit annually will result in the permit becoming void, and the use of the subject property as a short term rental will again be subject to the application and review procedures in Section 17.72.110.

10.13. Complaints on conditions 1 through 9 above will be reviewed by the Planning Commission at a public hearing. The Planning Commission will review complaints based on the criteria listed in Sections 17.74.030 and 17.74.040 of the zoning ordinance. If the short term rental is found to be in violation of the criteria, the Planning Commission may terminate the use. (Ord. 5104 §2, 2021; Ord. 5047 §2, 2018; Ord. 5040 §2, 2017; Ord. 4988 §1, 2015; Ord. 4984 §1, 2014; Ord. 4952 §1, 2012; Ord. 4912 §3, 2009; Ord. 4796 §1, 2003; Ord. 4564 §2, §3, 1994; Ord. 4534 §5(part), §7(part), 1993; Ord. 4499 §1, 1991; Ord. 4477 §1, 1990; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

...

**Notes:**

1. The list of permitted uses for the other zoning districts in which Short-Term Rentals are a permitted use reference this section and these standards.
2. Chapter 17.60 of the Zoning Ordinance with the Parking Standards would be also updated consistent with the revised parking standard above.

**Chapter 17.60**  
**OFF-STREET PARKING AND LOADING**

...

17.60.060 Spaces. Number required.

Except for the southerly 100 feet of Block 10 and the northerly 100 feet of Block 11, Rowland's Addition and the area bounded by Second Street, Adams Street, Fourth Street, and Galloway Street, at the time of erection of a new structure or at the time of enlargement or change of use of an existing structure, off-street parking spaces shall be provided as follows unless greater requirements are otherwise established. Where square feet are specified, the area measured shall be the gross floor area primary to the functioning of the particular use of the property but shall exclude space devoted to off-street parking or unloading.

A. Residential land use category:

- |   |  |
|---|--|
| 1. Bed and breakfast establishments                           | One space for the first two guest sleeping rooms and an additional space for each additional guest sleeping room.  |
| 2. Fraternity, sorority, cooperative, or dormitory            | One space per two sleeping accommodations.   |
| 3. Multiple dwelling  | One and one-half spaces per dwelling with less than three bedrooms, two spaces per dwelling unit with three or more bedrooms, and one space per dwelling unit which is expressly reserved for senior or handicapped persons. |
| 4. Single detached  | Two spaces per dwelling with four or fewer bedrooms, and one additional space for every two additional bedrooms.   |
| 5. Short-Term Rental and Resident Occupied Short-Term Rental. | Short Term Rental = One space for each <u>guest room bedroom in the dwelling in which the short-term rental is located</u> ; Resident Occupied Short-Term Rental = one space per two permitted guest rooms.                  |

...