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Sec. 14-98 proposed text amendments regarding limits on rentals in low-density neighborhoods

Sec. 14-978. Limitation on rental properties in low-density neighborhoods.

In R-1 and R-2 districts in the city, no more than 20 percent of the houses on a ~~single-block face~~ shall be granted rental housing licenses. ~~For purposes of this section, the word house shall mean a single structure containing one or more rental units. A single-block face shall be defined as the houses on odd and even both sides of a street between successive intersecting streets, or between other such boundaries including college campus boundaries, railroad rights-of-way, corporate limit lines, or physical features such as rivers, outcroppings, ponds, or lakes.~~ Corner houses shall be included in the count of houses on a single block, regardless of which way they face or on what street they are addressed (corner houses may be counted as part of more than one single block).

- (1) Exceptions. Theis following uses or structures will whether new or existing, will not be subject to this limitation, and will not be counted towards the limitation when determining whether new licenses may be issued, unless otherwise stated:
 - a. This limitation shall not apply to r-Rental properties which are validly licensed as of the date of adoption of this article, including properties which have been sold and re-licensed as provided in section 14-92.
 - b. Owner-occupied properties and properties where the owner may be absent but retain a unit for seasonal occupation, will not be counted toward this limitation. For this section, owner-occupied property means any property where the owner makes their primary or seasonal residence on-site either in the principal structure or in an accessory structure on the same lot, and where that portion of the structure remains otherwise unoccupied or is occupied by a temporary caretaker for less than one (1) year.
 - c. Multi-family apartment buildings with four (4) or more units.
 - d. Buildings with a public-serving commercial use.
- (2) Accessory dwelling units, regulated by Section 2.10.4, Standards for Specific Accessory Uses and Structures, will conform to the standards in this section and will be counted with the principal structure as one house, regardless of whether the unit is attached or detached.
- (3) Short-term rentals regulated in Article III - Rental Housing will conform to the standards in this section.