



CITY COUNCIL ACTION FORM

Department Community Development	Presented by Bill Almquist - Comm. Dev. Director	Date September 21, 2021
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ITEM

First Reading of Ordinance 2021-15: An Ordinance of the City Council for the City of Salida, Colorado Amending Chapter 6 and Chapter 16 of the Salida Municipal Code Concerning Short Term Rentals.

BACKGROUND

As part of a series of actions to address the current workforce housing shortage (including incentivizing the construction of rental units and additional efforts to increase supply and encourage affordability), City Council has instructed staff to identify steps to help retain the *existing* supply of long-term housing. Short term rental (STR) units have been shown in various studies to have both direct and indirect impacts on the availability of long-term housing as well as housing affordability. This is due to existing units being converted from long-term rentals (or owner-occupied homes) to STRs, and due to both new and existing units being sold at prices considerably higher than they would have been without the additional revenue potential. The financial incentive to build new units specifically to short term rent may also preclude the development of additional long-term housing options. In short, STRs, along with other factors, have contributed to a housing problem that only bodes to get worse without some level of intervention.

As of today, there are 210 total STR licenses across the city—including 75 in Residentially-zoned areas (which are capped at 3.5% of total units in those zones); 130 in the uncapped Commercial, RMU, and Industrial zone districts; and 5 in areas that were eligible to receive licenses via previous negotiated agreements. Since 2016, when existing STR policies were implemented, the percentage of STRs in non-Residential zones has risen from 9% of the residential stock to 25% today—with the majority of that increase occurring in the Historic Downtown District and immediately surrounding area, where nearly 50% are STRs. It should be noted that the non-Residential zones the areas where the greatest number of residential units could theoretically be removed from the current long-term housing stock and put into short term rental use (over 400 units). It should also be noted that 70% of STR licenses are currently held by individuals or LLCs with primary residence *outside* of Chaffee County.



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On July 20th, 2021, Council approved a 90-day moratorium on all new short term rental licenses and asked staff to conduct analyses of existing conditions and code provisions, and to solicit public input, in order to develop new policy options for consideration. A survey of public perceptions regarding STRs was distributed online via a variety of channels between August 9th and September 3rd, 2021. At a work session on August 16th, staff presented a handful of policy options to Council, along with a summary of preliminary survey results, to receive general direction on the types of policy proposals to bring forth. The main proposed changes to Chapters 6 and 16 in the attached ordinance include:

Chapter 6

- Refinement of the definition and requirements of and STR license “Applicant”
- Clarification of application procedures and eligibility requirements
- Proof of Chaffee County residency required for *new* licenses (out-of-County residents with existing licenses able to renew)
 - Potential exceptions for current owners and executed contracts for existing or new units permitted prior to 7/20/2021, provided license applications are filed on or before 6/1/2022
 - Potential exceptions via future negotiated land use application processes (at Council’s discretion) where at least double the required amount of affordable housing units are being provided in a development
- Establishment of caps on the number of STR licenses permitted in four separate *non-Residential* areas throughout the City
 1. C-2/Historic Downtown: 99 Total or 70% of existing units (currently 70)
 2. Highway 291 Corridor: 100 Total or 35% of existing units (currently 48)
 3. Industrial Corridor: 16 Total or 35% of existing units (currently 8)
 4. Highway 50 Corridor: 46 Total or 70% of existing units (currently 4)

Chapter 16

- Refinement of the definition and review procedures for “Bed and breakfast inn”
- Clarification of review procedures for STRs in RMU, C-2, and C-1 zones
- Clarification of posting requirements in STR units
- Language regarding area-specific non-residential caps and waitlist information



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- Creation of new parking standards for STRs
- Establishment of a cap on the number of STR licenses permitted in any new development (max. 50% for more than 2 units on same lot)

The final summary results of the online survey are attached to this memo in graphical form. Overall, the number of respondents who have concerns about the number of STR licenses in non-Residential areas and who support caps in those areas outnumbered those without concerns, approximately 2-to-1. This was represented in the written responses as well as the multiple-choice responses. There was a similar breakdown in responses to questions about Residential zones (although, as noted, those zones are already capped). Respondents favored future licenses being made available to Chaffee County primary residents only at a rate of nearly 3-to-1. Respondents also favored licenses being limited to a maximum of 1 per person or LLC at a rate of nearly 4-to-1 (however, due to the ability to create multiple LLCs for ownership, staff feels that such a restriction would be ineffective and overly burdensome, administratively).

The survey also solicited feedback about the different ways that STRs and hotels/motels are taxed (lower residential rate for STRs, higher commercial rates for hotels/motels). Overwhelmingly, respondents noted that STRs should be taxed the same or similar to hotels and motels. Per conversations with the Chaffee County Assessor and others; however, there are currently no legal mechanisms to assess residential units commercially for such STR use, at least until there is action at the state level. It should be noted that the number of respondents who feel that the fees for STRs are too low also outnumbered those who feel they are too high or just about right nearly 2-to-1. Fee adjustments are not a part of the attached Ordinance but will likely be addressed as part of a resolution at a future Council date.

Please note that, due to the urgency of having new policies in place, and the existing moratorium on STR licenses, the first reading of this Ordinance was scheduled prior to the September 27th Planning Commission hearing. At that hearing, Planning Commission will consider the proposed text amendments and make recommendations to be forwarded for the second reading and public hearing at City Council on October 5th. Any such amendments



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would need 30 days to become effective, and therefore the moratorium may need to be extended by at least a couple of weeks.

SUGGESTED MOTION

“I move that the City Council approve Ordinance 2021-15 upon first reading and set a public hearing and second reading for October 5th, 2021.”

Attachments:

Ordinance 2021-15

Summary Results of STR Survey

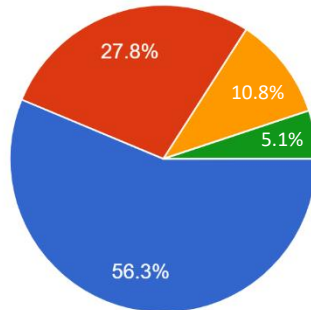
City of Salida Short-Term Rental (STR) Survey Results

(August 10th – September 3rd)



Where is your primary residence?

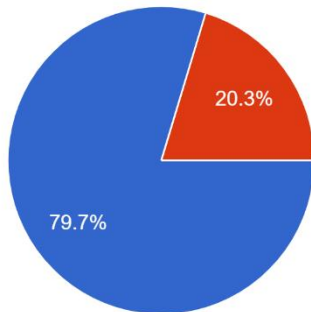
748 responses



- Within Salida city limits
- Within Chaffee County or within 50 miles of Salida
- Outside the area but within Colorado
- Outside of Colorado

Do you own or rent your primary residence?

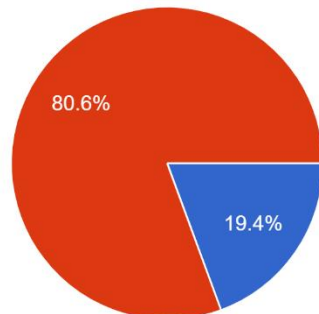
748 responses



- Own
- Rent

Do you currently hold a short-term rental (STR) license within the City of Salida?

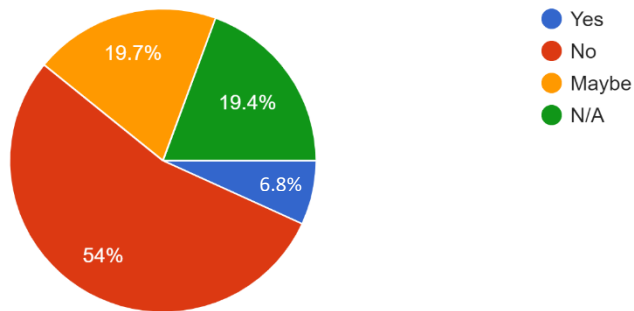
748 responses



- Yes
- No

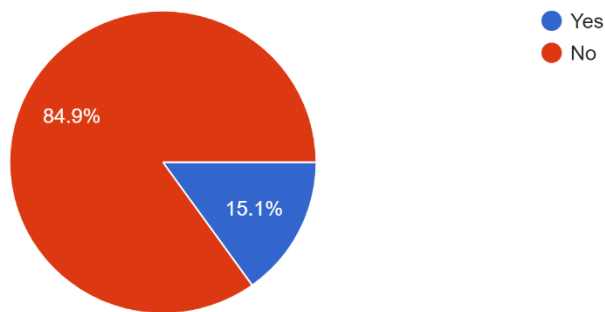
If you do not currently hold an STR license, do you currently have plans to obtain one in the future?

731 responses



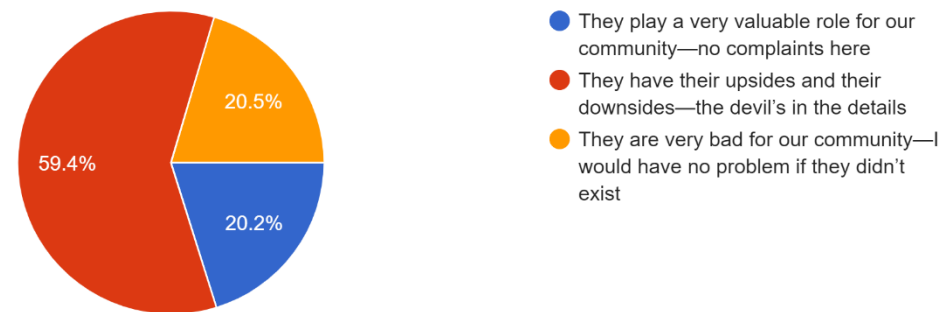
Are you involved with STRs in any sort of other business fashion (e.g. property management, real estate, development, etc.)?

748 responses



Generally speaking, how do you view STRs?

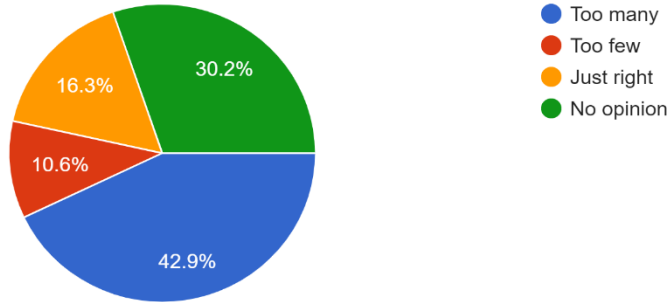
748 responses





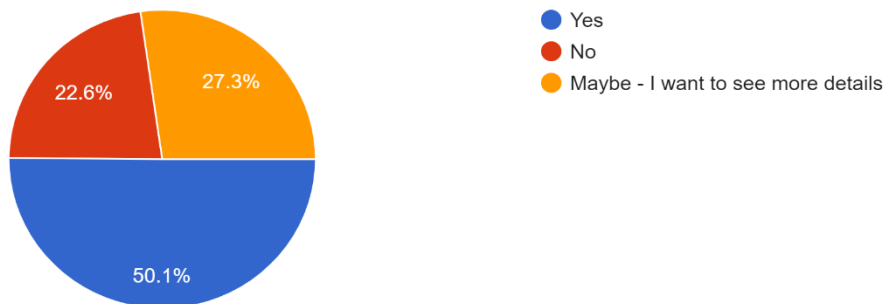
What is your view of the current number of STR licenses in COMMERCIAL/INDUSTRIAL zone districts?

748 responses



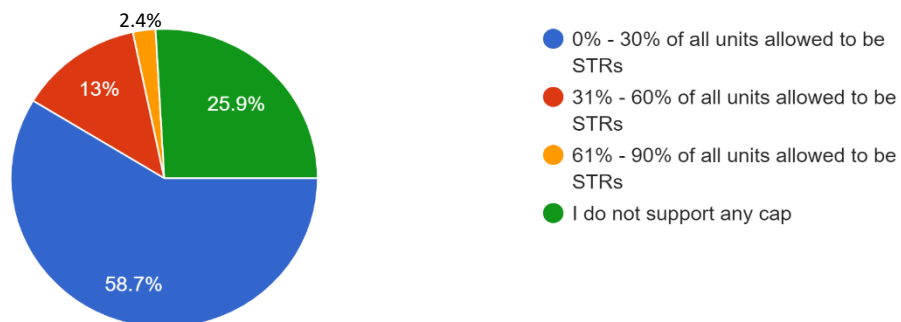
Would you support some sort of cap on the number of STR licenses allowed for EXISTING UNITS in COMMERCIAL/INDUSTRIAL zone districts? (assuming existing licenses would be allowed to continue)

748 responses



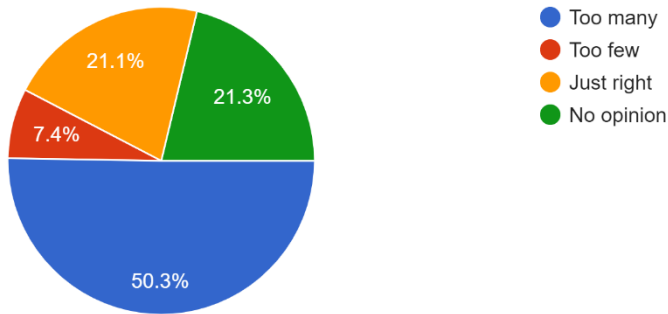
If you would support limits on the number of STR licenses allowed for EXISTING UNITS in COMMERCIAL/INDUSTRIAL zone districts, what do you... think would be an appropriate percentage cap?

714 responses



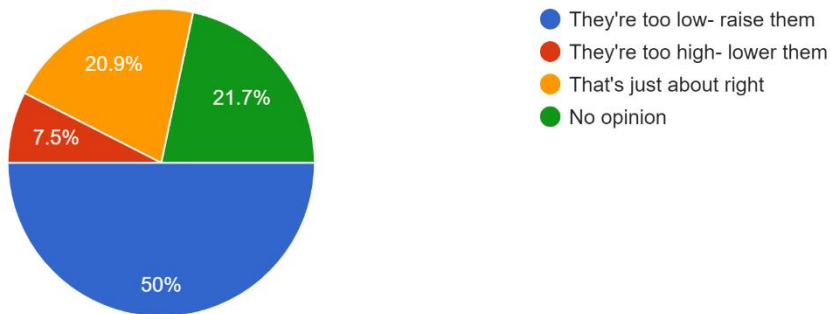
What is your view of the current number of STR licenses in RESIDENTIAL zone districts?

748 responses



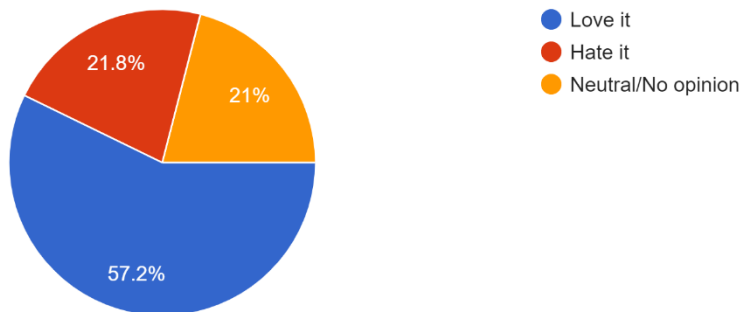
How do you feel about current fees for STR licenses?

748 responses



How would you feel if only primary residents of Chaffee County were allowed to receive FUTURE licenses?

748 responses



**CITY OF SALIDA, COLORADO
ORDINANCE NO. 15
(Series of 2021)**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA,
COLORADO AMENDING CHAPTER 6 AND CHAPTER 16 OF THE SALIDA
MUNICIPAL CODE CONCERNING SHORT TERM RENTALS**

WHEREAS, the City of Salida, Colorado (“City”) is a statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-401, the City by and through its City Council (“Council”), possesses the authority to adopt laws and ordinances within its local powers in furtherance of the public health, safety and welfare; and

WHEREAS, pursuant to Title 31, Article 15 of the Colorado Revised Statutes, the City also possesses the authority to license and regulate businesses; and

WHEREAS, pursuant to C.R.S. § 31-23-301 the Council also possesses the authority to adopt and enforce zoning regulations; and

WHEREAS, pursuant to such authority, the City has previously adopted certain regulations concerning short-term rentals within Chapter 6, Business Licenses and Regulations, and Chapter 16, Land use and Development, of the Salida Municipal Code (“Code”); and

WHEREAS, the City of Salida is currently experiencing a severe shortage of housing and long-term rental units for the local workforce, and the diversion of the existing housing stock for short-term rental licenses contributes to the City’s housing shortage and has a direct and indirect impact on affordability and the availability of housing; and

WHEREAS, as a result, on July 20, 2021, via Ordinance 2021-11, Council imposed a three (3) month temporary moratorium for the City to review, research, develop, adopt and implement recommendations, amendments and regulations regarding housing, affordability and short-term rentals; and

WHEREAS, the City engaged in a comprehensive public survey of approximately 750 residents, property owners and stakeholders, held work sessions, meetings and discussions, and reviewed City policy regarding housing of all types and short-term rentals, its impacts, availability, solutions and options that may lead to modification to land use regulations, business licensing requirements, staffing, funding and other regulatory measures; and

WHEREAS, without amending the applicable and appropriate regulations within Chapter 6 and Chapter 16 of the Code, short-term rentals will have and continue to have adverse impacts on the community at large, which include, but are not limited to real estate price pressure for present and future local wage earners and workforce, a scarcity of housing options within the City of Salida, a reduction in the number of housing units available to present and future local workforce and wage earners, and diminished neighborhoods and community character and desirability, all of

which may damage the public health, safety, and welfare of the City and surrounding neighborhoods; and

WHEREAS, at a public hearing held on September 27, 2021, the City Planning Commission reviewed all related issues and made certain recommendations to Chapter 16 of the Code; and

WHEREAS, after due and proper notice as required by C.R.S. §§ 31-23-304 and 305, the City Council held a public hearing on October 5, 2021; and

WHEREAS, the Council has conducted its review of all these issues and impacts, and has observed the processes provided for in the Code concerning short-term rentals, and finds that it is necessary for the public health, safety and welfare of its present and future residents, local workforce, businesses, customers, economy and tax base of Salida to amend Chapter 6, Article VI, regarding short-term rental licenses, and Chapter 16, regarding short term rentals, as provided below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO as follows:

Section 1. The City Council incorporates the foregoing recitals as conclusions, facts, determinations and findings by the City Council.

Section 2. The definition of Applicant within section 6-6-10 of the Salida Municipal Code is hereby amended to read as follows:

Sec. 6-6-10. Definitions.

...

Applicant means the owner of the property, or the person controlling the corporate owner of the property, used as a short-term rental business, ~~or the owner's authorized agent or representative~~ as evidenced on the recorded deed for the property.

Section 3. Section 6-6-20 of the Salida Municipal Code is hereby amended to read as follows:

Sec. 6-6-20. Licensing; limitations; requirements.

- (a) It shall be unlawful for any person or entity to engage in the short-term rental business without first applying for and procuring a license from the City Administrator or City Clerk. The initial license fee, renewal license fee and penalty for operating without a license shall be established by resolution of City Council, as may be amended from time to time, and payable annually in advance.
- (b) Upon approval of a business license pursuant to this Article, the City Administrator or City Clerk shall issue a business license number to each short-term rental business.

- (c) Short-term rental businesses shall include their business license number in the title of the listing for all public advertising, including but not limited to webhosting services such as Airbnb, Home Away, Trip Advisor, VRBO, **Kayak, Orbitz**, etc.
- (d) Applications for a short-term rental license shall be submitted on a completed form provided by the City, and the City shall accept no incomplete applications. Applications shall include all information required on the form.
- (e) Each licensee shall submit to the City, on a yearly basis, and upon renewal, an affidavit, signed by the licensee and notarized, attesting, **under penalty of perjury**, to the duration and frequency of the prior year's short-term rental history, **including the specific number of rooms and nights rented in the prior year**, as well as confirmation of payment of all applicable sales and occupational lodging taxes.
- (f) The name of the license applicant must match the name of the owner on the deed for the property, or the person controlling the corporate owner of the property. The applicant shall submit to the City a copy of the recorded deed, showing the recording data with the Chaffee County Clerk and Recorder.**
- (g) Chaffee County residency. To be eligible to apply for a short-term rental license, the applicant and owner of the property to be rented must be a bona fide resident of Chaffee County, pursuant to the following requirements, restrictions and parameters:**
 - (1) Bona fide residency in Chaffee County shall be documented and established by two (2) or more of the following:**
 - a. **Valid driver's license or Colorado identification card;**
 - b. **Current voter registration;**
 - c. **Valid motor vehicle registration;**
 - d. **Document(s) designating a primary residence for income tax purposes.**
 - (2) If there is a corporate owner of the property, the person controlling the corporate owner must establish bona fide residency in Chaffee County, as required above, and must provide proof of documentation filed with the Colorado Secretary of State establishing that person's control of the corporate owner.**
 - (3) Current and valid documentation required by this Article must be provided to the City on an annual basis, for all new and renewal applications.**
 - (4) Each licensee shall submit to the City, on an annual basis, for all new and renewal applications, an affidavit, signed by the applicant and notarized, attesting, under penalty of perjury, to bona fide residency in Chaffee County, as well as confirmation of the validity of all documentation submitted pursuant to this Article.**
 - (5) All short-term rental units already licensed with the City as of November 4, 2021, the effective date of Ordinance 2021-15, may continue to operate and renew annually regardless of the Chaffee County residency eligibility requirements of this subsection (g) until such time that the property changes ownership, or the person(s) controlling the corporate owner of the property changes, or until such time the short-term rental license is revoked or abandoned pursuant to this Article. Furthermore, owners of property purchased, or under valid and executed contract to be**

purchased, prior to November 4, 2021 may apply for a short-term rental license regardless of the eligibility requirements of this subsection (g), provided such license application is filed on or before June 1, 2022, and provided that the unit existed or had a valid building permit for construction on or before July 20, 2021.

(6) Exceptions to the residency requirements in this subsection (g) can be granted only upon City Council's sole discretion related to a negotiated land use application process, such as an annexation, planned development or subdivision, where the applicant is providing at least double the amount of affordable housing units required by the inclusionary housing requirements in effect at the time of application, and pursuant to the terms and conditions imposed by City Council upon approval of the subject land use application.

(h) The maximum number of short-term rentals in the non-residential zones (eg: RMU, C-1, C-2 and I) shall not exceed the caps in the following neighborhoods and designated areas, as illustrated in "Exhibit A" to Ordinance 2021-15, a running tally of which shall be kept with the City Clerk's office along with the most recent neighborhood map, and open for public inspection at all times during business hours:

- (1) C-2/Historic Downtown: Ninety-Nine (99) short-term rental licenses
- (2) Highway 291 Corridor: One Hundred (100) short-term rental licenses
- (3) Industrial Corridor: Sixteen (16) short-term rental licenses
- (4) Highway 50 corridor: Forty-Six (46) short-term rental licenses

Section 4. Section 6-6-30 of the Salida Municipal Code is hereby amended to read as follows:

Sec. 6-6-30. - Application, issuance and renewals.

- (a) Any person desiring a license to engage in the short-term rental business shall apply to the City Administrator or City Clerk prior to any advertising on forms provided by the City Clerk. New license applications for properties within the RMU, I, C-1, and C-2 zone districts must be submitted at least thirty (30) days prior to the date of the intended use and prior to any advertising of the property as a short-term rental. New license applications for properties within any zone district other than RMU, I, C-1 and C-2, and all renewal applications, shall be submitted by June 1 of every year, and licenses shall be valid from July 1 through June 30. New license application fees for properties within the RMU, I, C-1 and C-2 zone districts shall not be pro-rated or reduced.
- (b) The City Administrator or City Clerk may issue a new short-term rental business license upon all the following conditions:
 - (1) The applicant has submitted a complete application form and provided all required information regarding the short-term rental unit, including, but not limited to a copy of the applicable sales tax license, the total number of bedrooms, and the local contact person.

- (2) The applicant has paid the appropriate fee established by the City Council, **and has paid all taxes and fees owed to the City, including those related to other properties and purposes within the City.**
 - (3) The property to be used for a short-term rental business has completed and complied with the City short-term rental unit inspection worksheet.
 - (4) All applicable requirements in Section 6-6-20 are met.**
- (c) The City Administrator or City Clerk may renew a short-term rental business license upon all the following conditions:
- (1) The applicant has submitted a complete renewal form and provided all required information regarding the short-term rental unit, including, but not limited to a copy of the applicable sales tax license, and the local contact person.
 - (2) The applicant has paid the appropriate fee established by the City Council, and all applicable taxes throughout the previous year, **including sales tax, and has paid all taxes and fees owed to the City, including those related to other properties and purposes within the City.**
 - (3) The property to be used for a short-term rental business has completed and complied with the City short-term unit inspection worksheet and there are no outstanding health and safety violations on the property that are related to the "Short-Term Rental License Renewal Fire Department Checklist," any other application requirements set by the Fire Department, or any violations of Chapter 18 of this Code as it relates to habitability.
 - (4) The applicant has submitted the appropriate affidavits, as required by Section 6-6-20.
 - (5) There have been no violations of the provisions of this Article, or of any law, or regulation pertaining to the requirements of the application, or at the property, or of any of the terms pertaining to the license over the past year.
 - ~~(6) The licensee has remitted sales taxes during the previous year.~~
 - (6) All applicable requirements in Section 6-6-20 are met.**
- (d) It is the duty of each short-term rental licensee to ensure that all of the information provided in a license application is kept up to date at all times, and it shall be unlawful for a licensee to fail to provide updated information to the City within ten (10) days after the date upon which any information provided is no longer accurate.
- (e) No license issued under this Article shall be transferable and no license is valid as to any person or entity other than the person or entity named thereon.
- Section 5.** The definition of Bed and breakfast inn within Section 16-1-80 of the Salida Municipal Code is hereby amended to read as follows:

Sec. 16-1-80. Definitions.

...

Bed and breakfast inn means an overnight lodging establishment that provides short-term lodging, and temporary accommodations, services and amenities, including at least one meal per day, to overnight guests for a fee for a charge to the public, generally for periods of less than ~~one (1) month~~ thirty (30) days, having an owner or manager residing on the site and operating such establishment. Incidental sale of supplies or products associated with the bed and breakfast shall be permitted on premises. An appropriate sales tax license shall be obtained and maintained during the course of business.

Section 6. Table 16-D of the Salida Municipal Code, regarding Schedule of Uses, is hereby amended, in part, as it relates to short-term rental units and bed and breakfast inns, to read as follows:

**TABLE 16-D
Schedule of Uses**

N = Not Permitted P = Permitted AC = Administrative Conditional Use C = Conditional Use AR = Administrative Review LR = Limited Impact Review MR = Major Impact Review									
Residential Business Uses	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards
Bed and breakfast inns	AR	AR	AR	AR	P <u>AR</u>	P <u>AR</u>	P <u>AR</u>	AR	
...									
Short-term Rental units	AR	AR	AR	AR	P <u>AR</u>	P <u>AR</u>	P <u>AR</u>	AR	Sec. 16-4-190(q)

Section 7. Section 16-4-190(f) of the Salida Municipal Code, regarding Review standards applicable to particular uses, Short-term Rentals, is hereby amended, to read as follows:

Sec. 16-4-190. – Review standards applicable to particular uses.

...

(q) Short-term Rentals.

(1) Purpose. The purpose of this Section is to protect the health, safety and welfare of the general public and to ensure that the rental of private dwelling units as short-term rentals does not result in adverse impacts to the quality of residential neighborhoods due to

excessive noise, parking congestion, and overcrowding and the availability of dwelling units for long term rentals.

a. Registration and licensing requirements.

1. All short-term rentals shall comply with Chapter 6 Article VI of the Salida Municipal Code, which establishes the conditions under which a property owner may apply for a short-term rental business license.
2. A separate short-term license is required for each short-term rental property. The permit shall be issued only to the owner of the short-term rental property. In the residential zones (R-1, R-2, R-3, and R-4), no more than one (1) short-term rental permit is permitted per property owner. All short-term rental permits shall be granted solely to the applicant at the address for which the permit is issued and shall not be transferable to any other person or legal entity **or property**. The owner of the short-term rental is responsible for compliance with the provisions of this Section and Chapter 6 Article VI pertaining to short-term rental licensing.
3. Properties that cannot comply with the criteria set forth in this Section and in Chapter 6 Article VI of the Salida Municipal Code may appeal the decision of the Administrator or his or her designee in conformance with Section 16-2-70 of the Land Use and Development Code.
4. Each short-term rental unit shall have a clearly visible notice posted within the unit that includes the following:
 - i. Contact information for the property management;
 - ii. The City short-term rental business license number;
 - iii. Contact information for emergencies;
 - iv. Location of fire extinguishers and fire escape routes;
 - v. The maximum number of people in terms of permitted sleeping occupancy;
 - vi. The maximum number of persons permitted in the unit at any one (1) time;
 - vii. The location for parking vehicles and the maximum number of parked vehicles permitted for the unit;
 - viii. Alternative parking locations for extra vehicles, trailers and campers;
 - ix. Requirements for smoking;
 - x. Method and timing of trash disposal;
 - xi. Snow removal instructions;
 - xii. Notice to keep noise to a minimum between 10:00 p.m. and 7:00 a.m.;
 - xiii. the total number of bedrooms** [and]
 - ~~xiii~~**xiv.** Policy regarding pets.

(2) Conditions and standards.

- a. The maximum number of short-term rentals in the residential zones (R-1, R-2, R-3, and R-4) shall not exceed three and a half (3½) percent of the total number of dwelling units eligible as short-term rentals (not including apartment units and accessory dwelling units) in those residential zones. This number shall be based on the survey of dwelling units in the residential zones completed in 2017 with the addition of new dwelling unit (with a certificate of occupancy) totals each year, added in December. Permitted short-term rentals in existence at the time of the adoption of this Section shall be included in the calculation of the maximum number of units allowed. In the

event the maximum number has been met, no new applications for short-term rentals will be accepted. If a waiting list for short-term rentals in the residential zones exists, new permits, once available, will be issued based on the ability of the applicant to comply with the conditions in this Section and the licensing requirements in Chapter 6 Article VI of the Municipal Code on a first come first serve basis.

b. **The maximum number of short-term rentals in the non-residential zones (eg: RMU, C-1, C-2 and I) shall not exceed the caps set forth in Section 6-6-20. In the event the maximum number has been met, no new applications for short-term rentals will be accepted. If a waiting list for short-term rentals in the non-residential zones exists, new permits, once available, will be issued based on the ability of the applicant to comply with the conditions in this Section and the licensing requirements in Chapter 6 Article VI of the Municipal Code on a first come first serve basis.**

c. ~~b.~~ In the residential zones (R-1, R-2, R-3, and R-4), short-term rentals shall be rented as a short-term rental for no more than one hundred eighty-five (185) calendar days a year.

~~ed.~~ A maximum of one (1) short-term rental is permitted per street segment (which includes the dwelling units on both sides of the street) in the residential zones (R-1, R-2, R-3, and R-4).

~~de.~~ Short-term rentals are not permitted in an apartment building at any time in any zone district.

~~ef.~~ Applicants wishing to rent an individual room(s) on a short-term basis in an owner-occupied dwelling unit shall comply with Table 16-D of the Land Use and Development Code listing for bed and breakfast inns.

~~fg.~~ Quiet hours shall be observed between the hours of 10:00 p.m. and 7:00 a.m.

~~gh.~~ No short-term rental shall be operated in such a way as to constitute a nuisance.

~~hi.~~ The maximum number of occupants permitted in a short-term rental shall be established at the time of initial unit licensing. Events, such as concerts and wedding events are prohibited.

~~ij.~~ The designated parking for vehicles of short-term rental guests shall be addressed at the short-term rental application and licensing stage, **and shall meet the off-street parking standards identified in Table 16-J.**

k. Any development that has two (2) or more primary units on the same lot shall have no more than fifty percent (50%) of its units as short-term rental units.

Section 8. Table 16-J of the Salida Municipal Code, regarding Off-Street Parking Standards by Use, is hereby amended, in part, by the addition of Short-term rentals, as follows:

TABLE 16-J Off-Street Parking Standards by Use	
Use	Parking Standard
Residential Uses—1 space per unit unless specified below	
Single-family, Duplex, ADU	1 space per unit
Multi-family dwelling unit	One (1) space per first unit, plus one and one-half (1.5) spaces per additional unit. One (1) space per unit ¹
Rooming or boarding house	1 space per bed
...	
Residential Business Uses	
Bed and breakfast inn	½ space per guest room, plus 1 space for owner/manager's unit
....	
Home business or home occupation	1 additional space
<u>Short-Term Rentals</u>	<u>One (1) space per first two (2) bedrooms, plus one half (½) space for each additional bedroom</u>
...	

Section 9. The provisions of this ordinance are severable and the invalidity of any section, phrase, clause or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

INTRODUCED ON FIRST READING, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the 21st day of September, 2021 and set for second reading and public hearing on the 5th day of October, 2021.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 5th day of October, 2021.

CITY OF SALIDA

By: _____
Mayor PT Wood

ATTEST: (SEAL)

By: _____
City Clerk

Exhibit A

Exhibit: A

STR Non-Residential Areas

