

## **17.20.260: SHORT TERM RESIDENTIAL PROPERTIES:**

A. Definitions: As used in this chapter,

**SELF-CONTAINED:** A project where no public streets provide access to individual units that are no part of the project.

**SHORT TERM RESIDENTIAL PROPERTY:** Property which is used by any person or entity for hostel, hotel, inn, lodging, motel, resort, or other transient lodging uses where the term of occupancy, possession, or tenancy of the property by the person is for twenty nine (29) consecutive calendar days or less, for direct or indirect remuneration. For this section, "remuneration" means compensation, money, rent, or other consideration including free gratis, given for occupancy, possession or use of real property.

B. Requirement: Short term residential properties are prohibited in all zones within the city of Santa Clara except where allowed by conditional use permit in the planned development residential district or historic district/mixed use zone. (Refer to each district or zone for specific conditions for use.) (Ord. 2015-03: Ord. 2013-16)

## **17.68.060: PDR PLANNED DEVELOPMENT RESIDENTIAL DISTRICT:**

A. General Purpose And Description: The PDR planned development residential zoning district allows residential development in a manner open to and advocating innovation in design and layout. The principal uses of land in this district are residential with related recreational, cultural, neighborhood commercial and educational facilities normally required in providing the basic elements of a balanced, orderly, convenient, and attractive residential area.

B. Location Of PDR Districts: PDR districts may be located where sufficient land and infrastructure exist or are planned for which will allow for a development that meets the standards and requirements of this section. Planned developments should not be proposed on vacant lots lying between other single-family dwellings.

C. Permitted Uses: No building structure or land shall be used except for one or more of the following:

Apartments, subject to standards contained in this chapter.

City facilities, including fire protection facilities, public works facilities, etc.

Detached units, including standard large lot single-family detached residences, zero lot line residences and cluster housing.

Exotic animals. No exotic animals may be kept in the PDR district.

Townhouses.

D. Conditional Uses: Conditional uses may be approved at the time of project plan or phase plan or at a later time as project details permit appropriate use determination. If use changes from that approved in the project plan, an amendment may be necessary.

Assisted living or independent living care.

Churches, with attendant educational and recreational buildings.

Clubs, private and public, including, but not limited to, golf and country clubs.

Condominiums.

Home occupations as defined herein and approved by the planning commission.

Neighborhood commercial uses in PDR districts provided:

1. Mixed uses (i.e., commercial, office or residential) within the same building or on the same site. The minimum and maximum component of each use and types of uses within the development to be recommended by planning commission and approved by city council.
2. The area is located no more than three-fourths ( $3/4$ ) of a mile from the farthest residential structure in the phase as measured via street distance.
3. Utilize the storefront commercial development configuration; and
4. Provide sidewalks, at such widths as may be approved by the planning commission, and which will connect the pedestrian system within the project to sidewalks in existing development areas outside the project area.
5. Residential above retail number of units not included in density count, but layout and numbers must be approved by planning commission, also parking access issues must be addressed.

Public libraries.

Public utility structures, including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses and structures; except warehouses, repair storage, vehicle maintenance, truck or road equipment storage, radio and television studios and cell towers.

Schools (private or public), offering general educational courses similarly to the public elementary, high schools and colleges.

**Short term residential property is subject to the following conditions:**

1. The short term use of residential properties will be subject to the following conditions, and other recommendations made by the planning commission and approved by the city council to promote compatibility between short term rental properties and permanent residents. The entire project shall

be designated for short term rental unless otherwise approved by the city council, and subject to the following:

- a. All approved short term residential rental units within a project must be managed by one or more licensed property managers, or by a property management company, shall maintain a Utah sales tax license, and shall collect the required transient room tax for all short term residential rental units.
  - b. The manager (company) shall be located within Washington County and shall be available at all times upon the request of the city.
  - c. If less than an entire project is requested, the planning commission shall recommend, and the city council may approve a certain number of units that may be used for short term rental.
  - d. Off street parking shall be available for RV/boat parking. On street parking of such vehicles is not allowed, except for temporary loading and unloading, not to exceed forty eight (48) hours.
  - e. One or more garbage collection bins may be required to be located on site in addition to garbage cans for individual units.
  - f. The recorded plat, CC&Rs and all sales literature shall clearly state that the project, or any approved part thereof, is approved for short term rental purposes.
2. The PDR district map shall designate where short term residential property has been approved.
  3. In existing developments all owners of record shall consent to all of the portions of the project being approved for short term rental.
  4. The property shall have two (2) parking spaces for each dwelling unit plus one additional space for every two (2) guest bedrooms. (A "guest bedroom" shall mean each bedroom in the dwelling in addition to the first bedroom.)
  5. On street parking may be used to meet the parking requirement for a "self-contained" project as may be recommended by the planning commission and approved by the city council. "Self-contained" means that all units in the project are designated for short term rental.
  6. Tandem parking in driveways may be used to meet the parking requirement for a "self-contained" project as may be recommended by the planning commission and approved by the city council.
  7. The owner or the property manager shall obtain an annual residential rental business license as required by the city of Santa Clara.
  8. The project shall contain recreation facilities consistent with the size of the project or as may be recommended by the planning commission.
  9. Short term rental of residential properties shall meet all other standard requirements of the PDR district.

Timeshares/fractional interests.

Other uses similar to the above and judged by the planning commission to be in harmony with the intent and purpose of the zone.

# Chapter 17.74

## HISTORIC DISTRICT/MIXED USE ZONE

### 17.74.035: CONDITIONAL USES:

Subject to the conditions listed herein:

Childcare nurseries as defined in the zoning ordinance.

Office and professional space meeting the requirements of the commercial zone and the zoning ordinance as may be applicable.

Public and quasi-public buildings and facilities meeting all requirements of the residential zone and this chapter.

Research and technology offices as approved by the planning commission, and meeting all requirements of this chapter.

Short term properties shall be subject to the applicable requirements of this chapter along with the following specific requirements:

- A. The owner of any proposed short term residential property shall provide written notice to all property owners within three hundred feet (300') of the proposed short term residential property as measured by city streets.
- B. Any short term residential property shall have one parking space for every bedroom with a minimum of two (2) parking spaces.
- C. The owner, or the property manager, of short term residential property shall obtain a residential business license as required by the city of Santa Clara.
- D. All conditional uses shall meet the requirements of the landscape ordinance of the city.
- E. Short term residential properties shall meet all other standard requirements of the zone.
- F. There shall be no violations of laws, ordinances or regulations of this code, with any violation being grounds for termination/revocation of the conditional use permit.

Very "clean" (no emissions) industry development having strong historic residential architectural appearance, with input from the historic commission, and approved by the planning commission, and meeting all requirements of this chapter. (Ord. 2013-16)