



## **Ordinance No. 2017-06**

### **AN EMERGENCY ORDINANCE TO ENACT A MORATORIUM ON NEW VACATION RENTALS WITHIN RESIDENTIAL ZONES, EXCLUDING ED (ECONOMIC DEVELOPMENT ZONE) AND BP (BUSINESS PEDESTRIAN ZONE) FOR THE PURPOSE OF PRESERVING THE INTENDED NATURE OF RESIDENTIAL ZONE PROTECTIONS**

**WHEREAS**, the Town of Silverton has adopted regulations related to the occupancy and type of construction for residential zones per Municipal Code, Chapter 18, Article 2; and

**WHEREAS**, the Town of Silverton has adopted regulations regarding the use of residential properties as Vacation Rentals within residential zones and other zones per Municipal Code, Chapter 17, Article 1; and

**WHEREAS**, The Board of Trustees for the Town of Silverton acknowledges that there is a need for vacation rentals within the community; and

**WHEREAS**, there currently exists a shortage of affordable housing for full time residents within residential zones; and

**WHEREAS**, residential property is being consumed by the vacation rental market subsidizing the second home market; and

**WHEREAS**, residential zoning districts, R-1, R-1A and R-2 are intended for utilization that differs from remaining zoning districts; and

**WHEREAS**, property owners within residential zones have requested Town Staff to assist in finding workable solutions to the inherent conflict between residential properties and residential properties used as Vacation Rentals; and

**WHEREAS**, the use of single-family and multi-family homes as Vacation Rentals within residential zoning districts has negatively impacted the use, enjoyment, quality of life and the intent of residences within the residential zone; and

**WHEREAS**, the Town and County Planner will further evaluate and recommend possible revisions to the Vacation Rental ordinance to limit impacts to the community while providing for Vacation Rentals; and

**WHEREAS**, the Board of Trustees deems it in the best interest of the Town to enact an emergency moratorium on new vacation rentals in R-1, R-1A and R-2 zones.

**WHEREAS**, The Town of Silverton is empowered to enact temporary moratorium over land use entitlements provided the length of time associated with the moratorium is reasonable related to the time necessary to accomplish the modifications to the land use code.