

short-term rentals, and bed and breakfast facilities are accessory uses that are subject to additional development standards of the zoning code.

C. Examples.

Uses include single-family residences, duplexes, apartments, condominiums, retirement center apartments, manufactured housing and other structures with self-contained dwelling units. Examples also include living in SROs if the provisions are met regarding length of stay and separate meal preparation.

D. Exceptions.

1. Lodging in a dwelling unit or SRO where less than two-thirds of the units are rented on a monthly basis is considered a hotel or motel use and is classified in the Retail Sales and Service category.
2. SROs that contain programs that include common dining are classified as Group Living.
3. Guest houses that contain kitchen facilities are prohibited as accessory to Residential Household Living uses.
4. In certain situations, lodging where tenancy may be arranged for periods less than one month may be classified as a Community Service use, such as short-term housing or mass shelter.

Section 4. That there is adopted a new Chapter 17C.316 to read as follows:

Section 17C.316.010 Purpose

This chapter provides the requirements and standards under which residential dwelling units may be used for short-term rental use in residential zones. The regulations are intended to allow for a more efficient use of certain types of residential structures in a manner which keeps them primarily in residential use, and without detracting from neighborhood character. The regulations also provide an alternative form of lodging for visitors who prefer a residential setting.

Section 17C.316.020 Description and Definitions

Option #1: []

A. Description. A short-term rental is where bedrooms in a residential unit or accessory building are rented to overnight guests for fewer than 30 days. There are two types of short-term rental:

1. Type A. A Type A short term rental is where no more than 4 bedrooms are rented to overnight guests, and no commercial meetings are held.
2. Type B. A Type B short-term rental is where 5 or more bedrooms are rented to overnight guests or where fewer than 5 bedrooms are rented to overnight guests and commercial meetings are held.

Option #2: []

A2. Description. A short-term rental is where an individual or family resides in a dwelling unit and rents bedrooms to overnight guests for fewer than 30 days. There are two types of short-term rentals:

1. Type A. A Type A short term rental is where no more than 4 bedrooms are rented to overnight guests, and no commercial meetings are held.
2. Type B. A Type B short-term rental is where 5 or more bedrooms are rented to overnight guests or where fewer than 5 bedrooms are rented to overnight guests and commercial meetings are held.

B. Definitions. For purposes of this chapter, the following words have the following meanings:

1. Resident. An individual or family who resides in the dwelling unit. The resident can be the owner or operator of the short-term rental.
2. Operator. The owner or a person or entity that is designated by the owner to manage the short-term rental.

Section 17C.316.030 Where These Regulations Apply

The regulations of this chapter apply to short-term rental in the following zones: RA, RSF, RTF, RMF, and RHD. In zones where Retail Sales and Service uses are allowed, limited or conditional uses, short-term rentals may be regulated either as a Retail Sales and Service use, or as a short-term rental under the regulations of this chapter. The decision is up to the applicant.

Section 17C.316.040 Type A Short-Term Rentals

A. Use-related regulations.

1. Permit required. A Type A short-term rental requires a Type A short-term rental permit per .040 C below.
2. Allowed structure type. A Type A short-term rental is allowed only in the following residential structure types:
 - a. House;
 - b. Attached house;
 - c. Duplex;
 - d. Apartments;
 - e. Condominiums; and
 - f. Accessory dwelling unit.

B. Standards. The following standards apply to Type A short-term rentals. Adjustments are prohibited.

1. Maximum size. A type A short-term rental is limited to renting a maximum of 4 bedrooms to overnight guests.
2. Accessory dwelling units. On sites with an accessory dwelling unit, the resident can live in the primary or accessory dwelling unit and rent bedrooms in either dwelling

unit, but the maximum number of bedrooms on the site that can be rented to overnight guests is 4.

3. Detached accessory structures. A bedroom in a detached accessory structure can be rented to overnight guests, and counts toward the maximum size limit.
4. Bedroom requirements. The City's Building Official must verify that each bedroom to be rented to overnight guests:
 - a. Met the building code requirements for a sleeping room at the time it was created or converted;
 - b. Meets fire code requirements.
5. Number of overnight guests. The total number of guests occupying a dwelling unit with a Type A short-term rental may not exceed two (2) people per bedroom.
6. Employees. Nonresident employees are prohibited. An operator, hired service for normal maintenance, repair and care of the resident or site, such as yard maintenance or house cleaning, is allowed.
7. Services to overnight guests and visitors. Serving alcohol and food to overnight guests and visitors is allowed, subject to other county and/or state requirements.
8. Commercial meetings. Commercial meetings include luncheons, banquets, parties, weddings, meetings, charitable fund raising, commercial or advertising activities, or other gatherings for direct or indirect compensation. Commercial meetings are prohibited with a Type A short-term rental. A historic landmark that receives special assessment from the State may be open to the public for 4 hours one day each year; this is not considered a commercial meeting.
9. Parking. See Spokane Municipal Code Chapter 17C.230 Parking and Loading
10. Advertising. All advertisements for the short-term rental must list short-term rental permit number.

C. Type A Short Term Rental Permit. The owner of a Type A short-term rental must obtain a permit from the Planning and Development Services Department. The permit requires the owner to agree to abide by the requirements of this section, and document that the required notification requirements have been met:

1. Notification. The owner must:
 - a. Prepare a notification letter that:
 - i. Describes the operation and the number of bedrooms that will be rented to overnight guests; and
 - ii. Includes information on how to contact the owner or operator by phone.