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FIRCREST PLANNING/BUILDING DEPARTMENT MEMORANDUM

Date: June 6, 2017 Study Session
To: Planning Commission
From: Angelie Stahlnecker
Subject: Short-term Rentals, Home Occupations, and Vehicle Storage Review

Introduction

At the April 17, 2017 study session, the City Council directed staff to review the regulations on short-term rentals (Air B&B, VRBO), Home Occupations, and Parking of vehicles and/or boats in the front yard setbacks.

Process

The June 6th meeting will be the first study session review of the topics referred to the Planning Commission by the City Council. The study session will be a good opportunity for the Commissioners to request any additional information and/or identify preferences and direction for staff.

Review

SHORT-TERM RENTALS

- Short-term rentals are usually defined as rental of rooms or an entire house for less than 30 days. (Airbnb, VRBO)
- Three active properties listed in Fircrest (1 single room, 1 daylight basement, 1 whole house)
- Cities of Tacoma and Seattle have recently adopted short-term rental regulations. *See attachment 1*
- City of Tacoma allows the rental of 1-2 guest rooms or the entire house in residential districts without special permits or licensing. Restrictions apply for additional rooms.
- Staff has not received any complaints related to short-term rentals.

- FMC 22.58.011 regulates bed and breakfast establishments, which in most zones would require a conditional use permit. *See attachment 2*
- *Items to Consider:*
 - *What types, if any, to allow in various residential zones*
 - *Amending FMC 22.58.011 Bed and breakfast establishments to include short-term rentals or regulate them separately*
 - *Thoughts on exempting rentals of 1-2 guest rooms or whole houses?*

HOME OCCUPATIONS

- FMC 22.58.013 regulates home occupations, focused mainly on activities such as teaching classes, hair styling, and minor sales. *See Attachment 3*
- Staff has received numerous concerns from individuals wishing to start up a home based business that this is cost prohibitive, especially when the business is web-based or an office for off-site consulting. The cost is \$184 to start: \$90 for the home occupation permit plus \$94 for the annual business license.
- Current code does not reflect changes in technology and employment patterns which have seen an increase of online businesses, independent contractors (i.e. Uber), and other business ventures which have little to no impact on the surrounding neighborhoods.
- Other amendments are being proposed to address or clarify other concerns: businesses started by minors, telecommuting, multiple home occupations, etc.
- *Items to Consider:*
 - *Making a third category based on impact on neighborhood*
 - *Allowing a business to be in accessory building; maintain 400 sf see (f)(2)*
 - *Clarifying fruits, vegetable, and flowers may be grown on-site see (f)(3)&(11)*
 - *Allowing more than one home occupation of the sum of the business still meet the requirements*
 - *Clarifying telecommuting and remote work are exempt*
 - *Exempting "category 1" non-profits from home occupations fee*

PARKING OF VEHICLES AND/OR BOATS IN FRONT YARD SETBACKS

- FMC 22.58.024 permits the outdoor storage of two boats and/or nonmotorized vehicles per parcel. It also allows additional storage, if the boats and/or nonmotorized vehicles are screened by a solid fence or approved landscaping. *See Attachment 4*
- Storage of inoperable vehicles is limited to 14-days unless screened. Aside from missing tires or expired tabs, determining if a vehicle is inoperable can be difficult.
- No regulations on number of operable vehicles or where those vehicles may be parked.
- University Place prohibits parking other than on designated driveways in front setback areas.

- The City of Bellevue, Puyallup, and Redmond prioritize storage of recreational vehicles and boats to the rear and side yards. They do allow storage of one vehicle and/or boat in the front setback, with conditions, if the rear and side yards are inaccessible.
- The City of Sequim prohibits recreational vehicle and/or boat parking in the front of a residence except in a driveway for a period not to exceed 24 hours. Side and rear yard parking is allowed with conditions.
- Several of the jurisdictions also regulate if and how long someone may occupy on a temporary basis a recreational vehicle. For example, this would allow friends/family traveling by RV to visit for a limited time. Bellevue allows 5 days without a permit, 30 days with a permit. *See Attachment 5*
- Staff has received a few complaints (maybe 1-2 a year) related to storage of vehicles.
- *Items to Consider:*
 - *Prohibiting storage of boats/recreational vehicles in front set back*
 - *Prioritizing storage in side and rear yards*
 - *Establish rules for visiting RVs*
 - *Prohibit parking in front yards except on designated driveways (i.e. no parking on lawns)*

Attachments:

1. Tacoma/Seattle Short-term Rental Regulations
2. FMC 22.58.011 Bed and breakfast establishments.
3. FMC 22.58.013 Home Occupations.
4. FMC 22.58.024 Outdoor storage of vehicles.
5. Examples of Vehicle Storage Guidelines