

## Article 79. X Vacation Rental Exclusion and Cap Combining District.<sup>1</sup>

### Sec. 26-79-005. Purpose and applicability.

The purpose of this district is to exclude or limit concentration of vacation rentals in the following areas:

- (a) Areas where there is inadequate road access or off-street parking;
- (b) Areas where the prevalence of vacation rentals is detrimental to the residential character of neighborhoods;
- (c) Areas where the residential housing stock is to be protected from conversion to visitor-serving uses;
- (d) Areas where, because of topography, access or vegetation, there is a significant fire hazard.
- (e) Areas where residential character is to be preserved or preferred; and
- (f) Other areas where the board of supervisors determines that it is in the public interest to prohibit the establishment and operation of vacation rentals.

( Ord. No. 6386 , § VI(Exh. B), 8-2-2022)

### Sec. 26-79-010. Vacation rental exclusion.

- (a) **Vacation Rental Exclusion.** The X district may be applied to exclude new vacation rentals.
- (b) **Permitted Uses.** Where the X district excludes new vacation rentals, uses permitted in the base zoning district are allowed, except for a new vacation rental under Section 26-28-160.

( Ord. No. 6386 , § VI(Exh. B), 8-2-2022)

### Sec. 26-79-020. Vacation rental cap.

- (a) **Vacation Rental Cap.** The X district may be applied to cap vacation rentals at five percent (5%) or ten percent (10%) of the single-family dwellings in the proposed X district boundaries when the cap is imposed. Where calculation of the cap results in a fractional number, the cap is rounded down to a whole number.
- (b) **Permitted Uses.** Where the X district caps vacation rentals, uses permitted in the base zoning district are allowed, except for a new vacation rental under Section 26-28-160 whenever the cap is met or exceeded.

( Ord. No. 6386 , § VI(Exh. B), 8-2-2022)

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<sup>1</sup>Ord. No. 6386 , § VI(Exh. B), adopted Aug. 2, 2022, repealed the former Art. 79 and enacted a new article as set out herein. The former Art. 79, §§ 26-79-005, 26-79-010, pertained to X Vacation Rental Exclusion Combining District and derived from Ord. No. 6145, § VII(Exh. C), adopted March 15, 2016.