

CITY OF SONOMA

ORDINANCE 1999-14

AMENDING ORDINANCE 1997-5 OF THE SONOMA MUNICIPAL CODE, ZONING REGULATIONS, TO ADD REGULATIONS PERTAINING TO VACATION RENTALS

WHEREAS, the Zoning Regulations of the Sonoma Municipal Code (Ordinance 1997-5) contain regulations pertaining to the development, redevelopment, and use of properties within the City of Sonoma; and

WHEREAS, the Zoning Ordinance regulates such commercial uses as hotels, motels, and inns and Chapter 19.64.040 contains additional regulations pertaining to Bed & Breakfast Inns and Motels; and

WHEREAS, there are no regulations that currently pertain to vacation rentals, yet these rentals have been determined to be commercial uses that warrant regulation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SONOMA DOES ORDAIN AS FOLLOWS:

Section 1. Ordinance 1997-5, Section 13. Conditional Use Permits is hereby amended to read as follows:

D. Additional Regulations for Vacation Rentals

1. Definition.

A vacation rental shall be defined as the rental or letting of up to two complete residential units, containing bedroom(s), kitchen, and bathroom(s), for a period of less than 30 days. No on-site manager is typically present.

2. Use within Sonoma's zoning districts.

- a. Residential districts, including Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Housing Opportunity (HO), Rural Residential (RR), Sonoma Residential (SR), Mobile Home Park (MHP): Not permitted.
- b. Commercial Zone (CO): Permitted with a Conditional Use Permit as a secondary use, in conjunction with an approved commercial use.
- c. Historic Overlay Zone (HOZ): Permitted with a Conditional Use Permit, consistent with the HOZ regulations allowing limited commercial uses consistent with the intent of preserving existing structures identified as having special importance.
- d. Mixed Use Zone (MX): Permitted with a Conditional Use Permit.
- e. Gateway Commercial (GCO), Public Facility (P), Agriculture (A), Wine Production (W): Not permitted.

3. Parking Requirement: Off-street parking shall be required at a ratio of one parking space per bedroom.

4. Other requirements:
 - a. Low-intensity on-site lighting shall be required as a security and safety measure.
 - b. Fire and life safety requirements as required by the City's Fire Department and Building Division shall be implemented. Minimum requirements shall include approved smoke detectors in each lodging room, installation of an approved fire extinguisher in the structure, and the inclusion of an evacuation plan posted in each lodging room.
 - c. Each vacation rental shall comply with the annual fire and life safety certification procedures of the Fire Department.
 - d. One sign, a maximum of 2 square feet, may be permitted, subject to Architectural Review Commission (ARC) approval.
 - e. A business license shall be obtained and maintained.
 - f. A Transient Occupancy Tax Registration form shall be completed, and the owner or manager shall pay Transient Occupancy Tax (TOT).

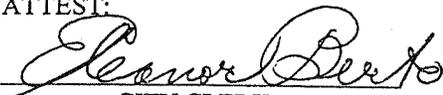
5. Additional requirements for vacation rentals existing at the time of enactment of this ordinance:
 - a. Existing, licensed vacation rentals shall be allowed to continue as a legal, nonconforming use provided they can comply with the requirements in paragraph 4, a-f of this ordinance. For the purpose of this ordinance, "licensed" shall mean a vacation rental which as of the date of the introduction of this ordinance has a valid business license and has registered to pay Transient Occupancy Tax pursuant to Section 3.16.060 of the Sonoma Municipal Code.

Section 2. This ordinance of the City of Sonoma shall be effective thirty (30) days from and after the date of its passage. Before the expiration of fifteen (15) days after its passage, this ordinance, or a summary thereof, as provided in California Government Code Section 36933, shall be published in a newspaper of general circulation published and circulated within the City of Sonoma, along with the names of the members of the City Council voting for and against its passage.

Adopted and approved this 3rd day of November, 1999


MAYOR

ATTEST:


CITY CLERK

I hereby certify that the foregoing Ordinance #1999-14 was introduced at a regular meeting of the City Council on October 20, 1999 and adopted at a regular meeting of the City Council on November 3, 1999 by the following roll call vote:

AYES: (4) Clm. Barnett, Brown, Carter, Mazza
 NOES: (1) Mayor Ramponi
 ABSENT: (0) None
 DISQUALIFIED: (0) None


CITY CLERK

EXISTING LEGAL VACATION RENTALS, per Ordinance 1999-14				
	Name	Address	# Units	Zone
1	Alexandra's Plaza Suite	440 Second St. East	1	LDR/HOZ
2	Aioto's Sonoma Hideaway	644 Third Street West	2	CO/HOZ
3	Andrea's Hidden Cottage	138 East Spain Street	1	MX/HOZ
4	Brickhouse Bungalow	313 First Street East	4 bldgs/5 units	MX/HOZ
5	Casa Chiquita	196 West Spain	2	MDR/HOZ
6	The Cottage	302 First Street East	3	MX/HOZ
7	Cottage 885	885 Second St. East	1	LDR/none
8	Kathy Ferrera	117 France Street	1	LDR/HOZ
9	Four Four Six Sonoma West	446 Third St. West	2	MDR/HOZ
10	MacPherson	289 First St. West		MDR/HOZ
11	McGovern	190 Padre		MDR/HOZ
12	Pardee	287 First St. West		MDR/HOZ
13	Rolston, Irene	117 East Napa St.	2	CO/HOZ
14	Scheel	378 Second St. East		MDR/HOZ
15	Sonoma Culinary Inn	477 West Spain St.	3	LDR/none
16	Stone Cottage	391 East Spain St.	1	LDR/HOZ
17	Susan's (Drake)	458 Second St. West	2	CO/HOZ
18	Peggy Tunkis	431 Second St. East	2	LDR/HOZ
19	Wagar House/Cooperage	301 First Street West	3	MDR/HOZ

11/30/99