

**CITY OF WHITE SALMON
ORDINANCE 2022-02-1095**

**AN ORDINANCE AMENDING WHITE SALMON MUNICIPAL CODE CHAPTER
17.40 CONDITIONAL USES IN RESIDENTIAL DISTRICTS**

WHEREAS, the City previously adopted White Salmon Municipal Code Chapter 5.02 Short-term Rentals in 2019; and

WHEREAS, the City heard concerns about short-term rentals in the city and their impact on the livability in neighborhoods where short-term rentals are located and the impact on housing in White Salmon; and

WHEREAS, the City adopted a moratorium on short-term rentals in 2021 and extended that moratorium February 2, 2022 in order to consider amendments to the city's codes regarding short-term rentals; and

WHEREAS, the City Council and Planning Commission have held three public hearings (October 27, 2021; December 1, 2021; and January 5, 2022) to hear comments on proposed amendments to White Salmon Municipal Code related to short-term rentals; and

WHEREAS, the City feels it is necessary to adopt amendments to White Salmon Municipal Code Chapter 17.40 Conditional Uses in Residential Districts that relate to short-term rentals; and

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE
SALMON DO ORDAIN AS FOLLOWS:**

SECTION 1. White Salmon Municipal Code Chapter 17.08 Definitions, is hereby amended as follows:

Key: ~~**Bold and Strike through**~~ means repealed. **Bold and underline** means new.

Chapter 17.40 Conditional Uses in Residential Districts

17.40.010 Uses authorized when.

The uses set out in this chapter may be authorized by the planning commission as conditional uses in residential districts, as indicated. Such uses, although not permitted outright, shall not be deemed nonconforming if existing on September 19, 1973.

17.40.020 Residential conditional uses designated.

Conditional uses for all residential districts include:

- A. Parks and playgrounds;
- B. Churches and other religious or charitable organizations;
- C. Public and governmental buildings and uses;
- D. Fire and police stations;
- E. Libraries;
- F. Adult boarding homes, nursing homes;
- G. Bed and breakfasts, as defined;
- ~~H. The renting of rooms by the resident owner for lodging purposes only, and for the accommodation of not more than two roomers in the dwelling unit;~~
- H. The accessory use of a primary residence has a hosted homeshare or vacation home rental per the requirements of WSMC Ch. 5.02 and WSMC Ch. 17.57.**
- J. Schools, day care and assisted living facilities;
- K. Home businesses that cannot comply with the standards applied to a home occupation allowed in residential zones may request a conditional use permit seeking conditional permit to operate a home business at a larger or more extensive scale than allowed as a home occupation. A home business will need to address all conditional use permit criteria in a manner that demonstrates how operation of a home based business at the alternate scale will maintain compatibility with surrounding permitted uses and retain the residential nature of the site from which it is operated.
- L. Accessory dwellings as allowed for in base zones and subject to all applicable standards in Chapter 17.64.
- M. Residential PUD in RL - Low density residential zone subject to all applicable PUD standards in Chapter 17.75.

- N. Cottage infill development in R-2 or R-3 residential zones subject to all applicable cottage infill standards in Chapter 17.73.
- I. Other conditional uses as authorized by the city council that are customarily incidental to permitted and conditional uses allowed in residential district.

SECTION 2 – SEVERABILITY: If any section, sentence, or phrase of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence or phrase of this Chapter.

SECTION 3 – EFFECTIVE DATE. This ordinance shall take effect March 1, 2022 following the date of its publication by summary.

PASSED by the City Council of the City of White Salmon at a regular meeting this 16th
day of February, 2022.



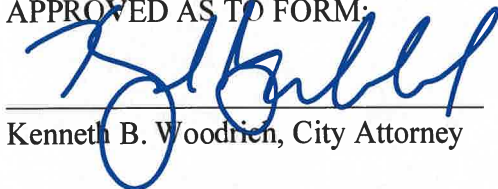
Marla Keethler, Mayor

ATTEST:



Jan Brending, Clerk/Treasurer

APPROVED AS TO FORM:



Kenneth B. Woodrich, City Attorney