

Potential Short-Term Rental Reductions in Rural Zones

The following use chart represents the Board of County Commissioner's preliminary direction as of November 16, 2020.

Exhibit 1. Proposed District Use Chart

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
<u>Short-Term Rentals Tier 1</u>	<u>A(1)</u>	<u>A(1)</u>	<u>A(1)</u>	<u>A(1)</u>	<u>A(1)</u>	<u>A(1)</u>	<u>A(1)</u>	<u>P(2)</u>			<u>A(1)</u>	<u>A(1)</u>	
<u>Short-Term Rentals Tier 2 (3)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>		<u>P(1)</u>		<u>P(2)</u>			<u>CUP</u>		
<u>Short-Term Rentals Tier 3</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>					<u>P(2)</u>					

P(1) — Permitted use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards

P(2) — Permitted use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards, except for on parcels that are twelve thousand square feet or smaller, the use/structure must be located on a lot with an existing single-family residence

(3) On lots smaller than the minimum required to establish a short-term rental shall be subject to a grace period within 3 years of August 25, 2020.

A — Accessory use

A(1) — Accessory use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards

CUP — Conditional use permit

In some zones where non-owner occupied Tier 2 and larger Tier 3 short-term rentals are prohibited a grace period of 3 years would apply after which the unit would cease.

Exhibit 2. Tier 2 and 3 Short Term Rentals in Rural Zones – Potential Reductions with Grace Period

Zone	Number	Reduction
RR20	61	
RR10	83	
RR5	183	
RR2.5	178	-2
RW	272	-272
RRR	126	-2
RV	55	-55
RC	12	
RI	0	
RP	4	-4
AC	27	
FC	19	-19
MC	0	
Total	1020	-354

Notes: Other sites may have a reduction if not meeting the minimum lot area for short-term rentals.
Geographic location is accurate for most properties with some locations within 500 meters for privacy.

Considering Tier 3 short-term rentals only, it appears that based on prohibitions in certain zones 8 of the 18 short-term rentals would cease.

**Exhibit 3. Tier 3 Count with Proposed Rules –
Potential Reductions with Grace Period**

Community/Zip Code/Zone	Number	Reduction
Chelan	3	
98816	3	
Rural Residential/Resource 2.5	2	-2
Rural Waterfront	1	-1
Leavenworth	12	
98826	12	
Rural Recreational/Residential	2	-2
Rural Residential/Resource 10	1	
Rural Residential/Resource 2.5	4	
Rural Residential/Resource 5	3	
Rural Village	2	-2
Manson	1	
98831	1	
Urban Residential 2	1	-1
Peshastin	2	
98847	2	
Rural Residential/Resource 20	1	
Rural Residential/Resource 5	1	
Grand Total	18	-8

Notes: Other sites may have a reduction if not meeting the minimum lot area for short-term rentals.
Geographic location is accurate for most properties with some locations within 500 meters for privacy.