

CITY OF DUNDEE
ORDINANCE NO. 508-2012

AN ORDINANCE AMENDING THE DUNDEE DEVELOPMENT ORDINANCE TO INCLUDE A NEW DEFINITION AND STANDARDS FOR BED AND BREAKFAST ESTABLISHMENTS

WHEREAS, the Dundee City Council initiated review and possible amendment of the Dundee Development Ordinance (Development Code) to include standards for bed and breakfasts on April 7, 2009.

WHEREAS, the Development Code currently permits bed and breakfast inns only in the Central Business District, and there are currently no standards in the Development Code to regulate bed and breakfasts.

WHEREAS, the Dundee Planning Commission held a workshop on September 21, 2011 to discuss proposed bed and breakfast language for the Development Code. The Planning Commission then adopted an Order of Recommendation on November 16, 2011 recommending that City Council amend the Development Code to include bed and breakfast standards.

WHEREAS, after proper notice, the Dundee City Council held a hearing on January 3, 2012 to consider the proposed amendments. The Council finds that the proposal meets the applicable criteria.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUNDEE HEREBY ORDAINS AS FOLLOWS:

1. The Dundee Development Ordinance is hereby amended as follows. Each section that needs to be modified is identified below. Text that is proposed to be deleted is shown as strikethrough and text that is proposed to be included is underlined.

Chapter 1.200 – DEFINITIONS, Section 1.200.02

~~Bed and Breakfast Establishment: A structure designed and occupied as a residence and in which sleeping rooms are provided on a daily or weekly basis for use by travelers or transients for a charge or fee paid for the rental or use of the facilities.~~

Bed and Breakfast. A structure designed and occupied as a single family residence in which lodging rooms plus a morning meal are provided on a daily or weekly basis. A bed and breakfast structure must be owner or manager occupied.

Chapter 2.103 – SINGLE-FAMILY RESIDENTIAL ZONE (R-1), Section 2.103.02 Permitted Uses

H. Bed and Breakfast, with three or fewer guest sleeping rooms.

**Chapter 2.103 – SINGLE-FAMILY RESIDENTIAL ZONE (R-1), Section 2.103.03
Conditional Uses**

I. Bed and Breakfast, with more than four guest sleeping rooms.

**Chapter 2.104 – SINGLE-FAMILY RESIDENTIAL ZONE (R-2), Section 2.104.02
Permitted Uses**

H. Bed and Breakfast, with three or fewer guest sleeping rooms.

**Chapter 2.104 – SINGLE-FAMILY RESIDENTIAL ZONE (R-2), Section 2.104.03
Conditional Uses**

J. Bed and Breakfast, with more than four guest sleeping rooms.

**Chapter 2.105 – MEDIUM DENSITY RESIDENTIAL ZONE (R-3), Section 2.105.02
Permitted Uses**

J. Bed and Breakfast, with three or fewer guest sleeping rooms.

**Chapter 2.105 – MEDIUM DENSITY RESIDENTIAL ZONE (R-3), Section 2.105.03
Conditional Uses**

K. Bed and Breakfast, with more than four guest sleeping rooms.

**Chapter 2.203 OFF-STREET PARKING AND LOADING, Section 2.203.05 Off-Street
Automobile Parking Requirements, Commercial Land Use**

K. Bed and Breakfast 2 spaces for owner/manager plus 1 space per guest room

Chapter 2.301 GENERAL PROVISIONS

2.301.03 Bed and Breakfast.

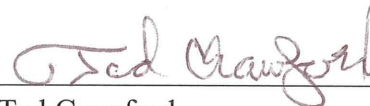
Required standards. Bed and breakfast establishments shall conform to the following standards:

- A. The structure is designed and occupied as a single-family residence by either the owner or a manager.
- B. A minimum of one off-street parking space per guest room plus two off-street parking spaces for the owner/resident manager must be provided on the site.
- C. The maximum length of stay is 28 days per guest.
- D. A morning meal must be provided as part of the overnight lodging fee. All commercial food service is limited to serving overnight guests of the bed and breakfast.

2. The findings in support of these amendments, as shown in Exhibit "A", are hereby adopted and by this reference incorporated.

ADOPTED by the Dundee City Council this 3rd day of January, 2012.

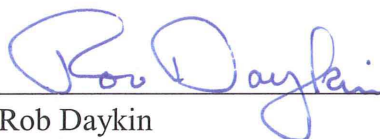
Approved:



Ted Crawford

Mayor

Attest:



Rob Daykin

City Administrator/Recorder

ATTACHMENTS:

Exhibit "A": Findings

Exhibit “A”

Findings (LURA 11-14 – Bed and Breakfast Amendments)

Amendments are required to be consistent with all applicable local and state laws including the Dundee Comprehensive Plan and Statewide Planning Goals.

Dundee Comprehensive Plan

Recreation and Willamette River Greenway. Goal: To provide adequate park land and recreation facilities for area residents and visitors and preserve land within the Willamette River Greenway.

Finding: While a bed and breakfast is not necessarily a recreation facility, it does provide a place for tourists to stay who are visiting the area to take advantage of recreation or tourism facilities in the area. Therefore, providing bed and breakfast establishments throughout Dundee enables the city to better attract tourists and other visitors, and to promote recreation and other tourism opportunities in Dundee and the surrounding region by offering unique places for visitors to stay.

Economy. Goal: To maintain a level of economic development adequate to meet public need. Objective (2): To assure that commercial and industrial developments preserve and enhance the aesthetic character and livability of Dundee.

Finding: The Development Code amendments would permit bed and breakfast establishments to be located in several zoning districts throughout the city. This will encourage economic development and promote small businesses throughout Dundee. The Dundee region has many tourism related opportunities, and these regulations will capitalize on those tourism opportunities by providing a unique place for visitors to stay within the city. At the same time, the regulations will preserve the aesthetic character and livability of Dundee by ensuring that bed and breakfast establishments have an on-site owner or manager, provide adequate off-street parking spaces for their guests, and limit commercial food service only to paying overnight guests.

Statewide Planning Goals

Goal 8: Recreational Needs (OAR 660-015-0000(8)) – To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Finding: The proposed Development Code amendments will help satisfy the recreational needs of visitors to the Dundee area by providing them with a unique lodging option within the city. This is beneficial because visitors will stay longer and spend more tourism dollars in the city when they have lodging options. Bed and breakfast establishments can even become a tourist attraction in themselves, giving area visitors a reason to visit Dundee and giving them a home base from which to explore other area recreation and tourism opportunities.

Goal 9: Economic Development (OAR 660-015-0000(9)) – To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

Finding: Currently, the Code only permits bed and breakfasts to be located in one commercial zoning district in the city. The proposed Development Code amendments would allow bed and breakfast establishments to be located within all of the residential zoning districts of the city. The proposed amendments meet the purpose of Goal 9 because they would provide more opportunities for small businesses within the city, as more people could feasibly own and operate a bed and breakfast, and at the same time overnight visitors to Dundee are likely to spend more dollars at other local businesses in town. Therefore, the proposed amendments would further economic development efforts at the local level.