



TO: Common Council
FROM: Kara Homan, AICP, Principal Planner
DATE: July 17, 2014
RE: **Proposed Amendments to the Zoning Code to Align with Proposed Short Term Rental Ordinances (O-17-14; O-18-14; O-19-14)**

The Plan Commission has recommended O-17-14, O-18-14, O-19-14 amending Articles C, E and M of the Zoning Code to ensure it aligns with the proposed Short Term Rental Ordinance, as well as State Statutes and State Administrative Code pertaining to hotels, motels, bed & breakfast establishments and tourist rooming houses. In particular, unique definitions were created for bed & breakfast, tourist rooming house, and boarding or rooming house where previously these uses were combined under a single definition for "boarding house." A Special Use Permit will still be required for a boarding or rooming house; however tourist rooming houses and bed & breakfast establishments will be allowed as a right in applicable districts so long as they are licensed under the proposed Short Term Rental Ordinance.

Please note that items that are shaded are changes inserted by Community Development staff post-recommendation by the Plan Commission. These changes were technical in nature and have not substantially changed the proposed ordinances.

ORDINANCE O-17-14

AN ORDINANCE AMENDING TITLE 13, CHAPTER 1 OF THE
MENASHA CODE OF ORDINANCES
(Relating to Off-Street Parking)

Introduced by Mayor Merkes at the recommendation of the Plan Commission.

The Common Council of the City of Menasha does ordain as follows:

SECTION 1: Amend Title 13, Chapter 1, Article E, SEC. 13-1-51(c) of the Code of Ordinances for the City of Menasha, Wisconsin as follows:

Title 13 – Zoning

CHAPTER 1

Zoning Code

ARTICLE E

Traffic Visibility, Loading, Parking and Access

...

SEC. 13-1-51 OFF-STREET PARKING.

...

(c) **REQUIRED PARKING SPACES.** Off-street parking spaces shall be provided as follows:

- (1) Single Family Dwellings: At least one (1) parking space, ~~plus one (1) additional parking space for each two (2) roomers or lodgers accommodated,~~ but no more than a total of four (4) parking spaces for each single-family dwelling.
- (2) Two (2) Family and Multiple Family Dwellings: At least one and one-half (1-1/2) spaces for each dwelling unit. ~~For two (2) family dwellings, one (1) additional parking space for each two (2) roomers or lodgers accommodated by the resident family but~~ no more than a total of four (4) parking spaces.

...

- (5) Boarding or Rooming Houses and Bed and Breakfast Establishments: At least two (2) parking spaces, plus one (1) parking space for each three (3) persons for whom living accommodations are provided.

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The Common Council of the City of Menasha does ordain as follows:

Passed and approved this _____ day of July, 2014.

Donald J. Merkes, Mayor

ATTEST:

Deborah A. Galeazzi, City Clerk