

**CITY OF OREGON
ORDINANCE 2022-102**

**AN ORDINANCE AMENDING THE OREGON CITY CODE AS IT RELATES TO
TOURIST HOMES AS FOLLOWS: SECTIONS 32.16.020 R-1 ONE-FAMILY
DISTRICT, AMENDING 32.04.020 DEFINITIONS - ZONING, ADOPTING 6.41
SHORT-TERM RENTALS, ADOPTING 6.41.10 DEFINITIONS, ADOPTING
6.41.020 LICENSE REQUIRED, ADOPTING 6.41.030 APPLICATION FOR
LICENSE, ADOPTING 6.41.040 APPLICATION FOR LICENSE:
INVESTIGATION, ADOPTING 6.41.050 APPLICATION FOR LICENSE FEE,
ADOPTING 6.41.060 FACILITIES, ADOPTING 6.41.070 LIABILITY INSURANCE,
ADOPTING 6.41.080 LICENSE FEE, ADOPTING 6.41.090 DISPLAY OF LICENSE,
AMENDING 34.2 FEE SCHEDULE**

WHEREAS, the City of Oregon, Illinois ("City"), has determined it to be appropriate to amend the Oregon City Code to address the public safety concerns associated with short-term rentals, and

WHEREAS, the proposed amendments and adoptions modernizes the Oregon City Code by permitting and licensing short-term rentals by addressing health and safety concerns.

NOW THEREFORE, be it ordained by the Council of the City of Oregon, in the State of Illinois, as follows:

SECTION 1: **AMENDMENT** “32.16.020 R-1 One-Family District” of the City of Oregon Municipal Code is hereby *amended* as follows:

AMENDMENT

32.16.020 R-1 One-Family District

The following regulations shall apply in the R-1 One-Family District.

A. Permitted And Special Uses:

1. Permitted Uses:

- a. Church.
- b. Home occupation.
- c. One-family dwelling.
- d. Institutional use.
- e. Accessory uses incident to the above uses.

2. Special Uses:

- a. Auto parking area.
- b. Bed and breakfast establishments.
- c. College.
- d. Country club (not conducted as a business nor for profit).

- e. Daycare center.
 - f. Family care home for developmentally disabled.
 - g. Farming.
 - h. Group dwelling.
 - i. Group home subject to the following: no more than eight persons plus staff; licensed or certified by the state; a minimum distance of 1,000 feet is maintained between group homes, group dwellings and halfway houses.
 - j. Healthcare facility.
 - k. Hospice.
 - l. Hospital.
 - m. Nursing homes.
 - n. Public service uses including filtration plant, pumping stations, water reservoirs, sewage treatment plants, police and fire stations, electric substations and other similar public service uses.
 - o. Recreation building.
 - p. Rest home.
 - q. School, trade or vocational.
 - r. Telephone exchanges.
 - s. Temporary building and uses for construction purposes for a period not to exceed one year.
 - t. ~~Tourist home.~~ Short term rentals
- B. Building Height: No building or structure nor enlargement of any building or structure shall be erected or maintained after October 13, 1941, in any R-1 district to exceed 2½ stories, nor shall it exceed 35 feet in height.
- C. R-1 Restricted Zoning: Lots used for green space only are considered not buildable.

(Code 1970, § 10-3-2; Code 1987, § 7-187; Ord. No. 1071, 3-13-1995; Ord. No. 1194, 9-8-2003; Ord. No. 1225, 3-27-2006; Ord. No. 09-13, 10-26-2009)

SECTION 2: AMENDMENT “32.04.020 Definitions - Zoning” of the City of Oregon Municipal Code is hereby *amended* as follows:

AMENDMENT

32.04.020 Definitions - Zoning

The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT: An adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ALLEY: A narrow thoroughfare upon which abut generally the rear of premises, or upon which service entrances of buildings abut, and which is not generally used as a thoroughfare by both pedestrians and vehicles, or which is not used for general traffic circulation, or which is not in excess of 30 feet in width at its intersection with a street.

APARTMENT: A room or suite of rooms in a multiple-family building, which is arranged, designed, used or intended to be used as a housekeeping unit. Complete kitchen facilities permanently installed, shall always be included for each apartment. (See Dwelling, multiple-family.)

APARTMENT HOUSE: A building which is used or intended to be used as a home or residence for two or more families living in separate suites or sets of rooms.

BASEMENT: A story partly or wholly underground. Where more than one-half of its height is above the average level of the adjoining ground, a basement shall be counted as a story for the purpose of height measurement.

BED AND BREAKFAST ESTABLISHMENT: An operator-occupied residence providing accommodations for a charge to the public with no more than five guest rooms for rent, in operation for more than ten nights in a 12-month period. Breakfast may be provided to the guests only. Bed and breakfast establishments shall not include motels, hotels, boardinghouses or food service establishments.

BLOCK: The property abutting on a street on a side of such street and lying between the two nearest intersections or intersecting streets, or nearest intersecting street and railroad right-of-way.

BOARDINGHOUSE: A building other than a hotel or restaurant where meals are provided for compensation to four or more persons, but not more than 12 who are not members of the keeper's family.

BUILDING: Any structure having a roof supported by columns or walls and designed or intended for the shelter, support, enclosure or protection of persons, animals or chattel.

BUILDING AREA: The space remaining on a lot after the minimum open space requirements of this chapter have been met.

BUILDING HEIGHT: The vertical distances measured from the sidewalk level of its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof; to the deck line of a mansard roof; and to mean height level between eaves and ridge of a gable, hip or gambrel roof, provided that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building.

CLINIC: A building containing an association or group of physicians, dentists, clinical psychologists, and similar professional health care practitioners, including allied professional assistants who are assembled for the purpose of carrying on their professions. The health care facility may include apothecary, dental and medical laboratories, and/or x-ray facilities, but shall not include in-patient care of operating rooms for major surgery.

CLUB or LODGE, PRIVATE: A nonprofit association or persons who are bona fide members paying annual dues, which owns, hires or leases a building or portion thereof, the use of such premises being restricted to members and their guests. It shall be permissible to serve food and meals on such premises, to members and their guests, provided adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests shall be allowed provided it is secondary and incidental to the promotion of some other common objective of the organization and further provided that such sale of food and alcoholic beverages is in compliance with the applicable federal, state, county and municipal laws.

COLLEGE: Public, parochial, charitable or nonprofit junior college, college or university, other than trade or business school including instructional and recreational uses with or without living quarters, dining rooms, restaurants, heating plants, and other incidental facilities for students, teachers and employees meeting the requirements and recognized as such under ILCS chapter 110.

COMMUNITY CENTER: A building, together with lawful accessory buildings and uses for recreational or cultural activities and not operated for profit. Membership shall be restricted to persons living in a specified geographical area but shall not be based upon any other criteria.

COMMUNITY CENTER, THEATRICAL: A building or portion thereof, used for a not-for-profit organization chartered by the state, or local political jurisdiction, which has as its purpose the promotion, instruction, study and production of theater art forms.

CONDOMINIUM: A form of real estate ownership in which designated units, including volumes of space, are owned by individual owners who, by virtue of their unit ownership have joint use of, interest in, and ownership of halls, entrance ways, terrace facilities, lands and such other improvement as may be included in the condominium declaration required by this Condominium Property Act (765 ILCS 605/1 et seq.). (See Dwelling, multiple-family.)

DAY CARE CENTER: An institution or place in which are received three or more children, not of common parentage, apart from their parents or guardian, for part or all of a day, but not later than 9:00 p.m. The term "day care center" includes, but is not limited, to the following: nursery schools, child care centers, day nursery schools, kindergartens and play groups, provided it meets the requirements and criteria for licensing set forth in the various standards for such facilities issued by the state department of children and family services.

DEVELOPMENTALLY DISABLED PERSON: A person suffering from a developmentally disabling condition or disease, including, but not limited to, epilepsy, autism, cerebral palsy or dyslexia.

DISTRICT: A section or sections of the incorporated area of the city for which the regulations and provisions governing the use of buildings and land are uniform for each class of use permitted therein.

DWELLING: A building or portion thereof, but not including a house trailer or mobile home designed or used exclusively for residential occupancy, including one- and two-family

dwelling units and multiple-family dwelling units but not including hotels, motels, boardinghouses or lodginghouses or group homes occupied by nine or more persons.

DWELLING, MULTIPLE-FAMILY: A multiple-family dwelling unit is a building or portion thereof, consisting of three or more dwelling units with varying arrangements of entrance and party walls. The definition of multiple-family dwelling unit may include, but shall not be limited to, the following terms: apartment, condominium, cooperative, quadrominium, three-flat and triplex.

DWELLING, ONE- or TWO-FAMILY: A detached building designed exclusively for occupancy by one or two families.

DWELLING UNIT: One or more rooms in a residential building which are arranged, designed, used or intended for use by one family, for living or sleeping purposes and which includes complete kitchen facilities and bathroom permanently installed, shall be included in each dwelling unit.

ESTABLISHED GRADE: See Grade.

FAMILY: An individual, or two or more persons related by blood, marriage or adoption, or a group of not more than five persons not so related, living together as a single housekeeping unit in a dwelling.

FAMILY CARE HOME FOR THE DEVELOPMENTALLY DISABLED: A dwelling for eight or fewer developmentally disabled persons, in which the program size and content are structured to meet the individual social habilitative, and respite needs of the person residing therein, in a residential community setting. Prior to admitting residents, this dwelling shall comply with applicable licensing standards of the appropriate federal, state, or local agencies, and may in addition, house such minimum staff persons as may be received to meet the standards of the licensing agencies.

FINISHED GRADE: See Grade.

FRONT STREET LINE: See Street line.

FRONT YARD: An open unoccupied space between the front line of the building proper and the street line. Covered or enclosed porches not exceeding seven feet in depth shall be excluded.

GARAGE: Any premises used for the housing or storage of motor-driven vehicles or where such vehicles are equipped for operation, repaired, or kept for hire or sale, not including exhibition or showroom for cars.

GRADE: The finished grade of the premises improved by a building is the elevation of the surface of the ground adjoining the building. The established grade of premises, whether vacant or improved, is the elevation of the sidewalk at the property line as fixed by the city. Where the finished grade is below the level of the established grade, the grade shall be used for all purposes of this chapter.

GROUP DWELLINGS: A group dwelling is a residential building providing a common kitchen and/or bathroom facilities for five or more unrelated persons. Examples of group dwellings include roominghouses, boardinghouses, fraternities, sororities, dormitories, family care homes for developmentally disabled occupied by nine or more persons and group homes occupied by nine or more persons. A residential alternative for the developmentally disabled shall not be considered a group dwelling.

GROUP HOME: A single dwelling unit occupied on a relatively permanent basis in a family-like environment by unrelated persons with disabilities. Paid professional support staff, provided by a sponsoring agency, either living with the residents on a 24-hour basis or present whenever residents are present at the dwelling, shall be required unless a special use approval is obtained to eliminate the requirement of supervision.

HALFWAY HOUSE: A temporary residential living arrangement for persons who are receiving therapy and counseling from support staff who are present at all times that residents are present, for the following purposes:

- A. To help them recuperate from the effects of drugs or alcohol addiction;
- B. To help them re-enter society while housed under supervision while under the constraints of alternatives to imprisonment, including, but not limited to, pre-release, work release, and probationary programs;
- C. To help persons with family or school adjustment problems that require specialized attention and care in order to achieve personal independence; or
- D. To provide temporary shelter for persons who are victims of domestic abuse.

HEALTH CARE FACILITY: An institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment or care for not less than 24 hours in any week of nine or more non-related individuals suffering from illness, disease, injury, deformity or other abnormal physical condition.

HOME OCCUPATION: Any use customarily conducted entirely within the dwelling or permitted accessory building and carried on by the inhabitants thereof, which is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof; and provided that no article is sold or offered for sale except such as may be produced on the premises by members of the immediate family, or the gross revenue of which is less than ten percent of the gross revenue from the home occupation. Clinics, doctors' offices, hospitals, any food service, overnight accommodations, animal hospitals, kennels and vehicle repair of any kind shall not be deemed home occupations under any circumstances except bed and breakfast establishments or guest houses as defined in this Code shall be permitted as home occupations provided there are not more than five guest rooms.

HOSPICE: A temporary residential living arrangement for persons who have a disease that requires full-time support, therapy and/or treatment.

HOSPITAL: A hospital is any institution, place, building or agency, public or private whether organized for profit, or not, devoted primarily to the maintenance and operation of facilities for the diagnosis and treatment or care of two or more unrelated persons admitted for overnight stay or longer in order to obtain medical, including obstetric, psychiatric and nursing, care or illness, disease, injury, infirmity or deformity. The term "hospital," without regard to length of stay, also includes:

- A. Any facility which is devoted primarily to providing psychiatric and related services and programs for the diagnosis and treatment and care of two or more unrelated persons suffering from emotional or nervous disease; and
- B. All places where pregnant women are received, cared for, or treated during delivery irrespective of the number of patients received.
- C. The term "hospital" includes general and specialized hospitals, tuberculosis, sanitarium, mental or physical hospitals and sanitarium, and includes maternity homes, laying in homes and homes for unwed mothers in which aid is given during delivery.

HOTEL: A building which is used as a temporary abiding place, for remuneration, with or without meals, containing five or more guest rooms or suites where no provision for cooking is made in any individual guest room or suite, and which provides maid, butler and linen service and which maintains a hotel register.

HOTEL, APARTMENT: A hotel in which at least 90 percent of the hotel accommodations are for occupancy by permanent guests. An apartment hotel having not less than 50 guest rooms, may have a dining room open to the public which is accessible only from an inner lobby or corridor.

INSTITUTIONAL USES: Public and denominational schools; elementary and high school, including playgrounds and athletic fields incidental to thereto; public libraries; museums; art galleries; public parks; public playgrounds and public community centers; including customary park activities and functions.

LOT, CORNER: A lot situated at the intersection of two or more streets.

MOTEL: A series of attached, semi-attached or detached guest rooms or suites for the accommodation primarily of automobile transient guests which does not include individual cooking or kitchen facilities and which provides the unit with convenient access to off-street parking spaces for the exclusive use of the guests or occupants of the premises.

NONCONFORMING USE: Any building, structure or land lawfully occupied by a use which does not conform with the regulations of this title.

NURSING HOME: A commercial establishment for the care of children or the aged or infirm, or a place of rest for those suffering bodily disorders.

OCCUPANCY CERTIFICATE: A certificate issued by the commissioner of public health and

safety or other designated official stating the occupancy and use of land or a building or structure referred to therein, complies with the provisions of this title.

PARKING SPACE: An area, enclosed in the main building, in an accessory building, or unenclosed, sufficient in size to store one standard automobile, which has adequate access to a public street or alley and permits satisfactory ingress and egress of an automobile.

REST HOME: See Nursing home.

ROOMINGHOUSE: A residence or dwelling, other than a motel, apartment hotel, hotel, or bed and breakfast establishment as those are defined in this Code, wherein three or more rooms, not containing standard facilities for cooking, dining, food preparation and food storage, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental manager is in residence.

SCHOOL: An institution, either public or private, other than trade or vocational school which offers systematic instruction in any branch or branches of knowledge for elementary or secondary education.

SCHOOL, TRADE or VOCATIONAL: A school which offers instruction in skilled subjects such as typing, shorthand, business machines, carpentry, drafting, automobile and aircraft mechanics.

SPECIAL USE: The use of land, or a building or structure thereon which does not comply with all of the regulations of this chapter governing the use for the zoning district in which that use is located except that such use may be permitted by a special use permit.

STORY: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof.

STREET LINE: The dividing line between the street and the lot. The front street line shall be deemed to be the shortest street line.

~~**TOURIST HOME:** A dwelling in which accommodations are provided for a charge to the public or offered for transient guests.~~ **SHORT-TERM RENTAL -** A single-family dwelling, or a residential dwelling unit in a multi-unit structure, condominium, cooperative, timeshare, or similar joint property ownership arrangement that is rented for a fee for less than 30 consecutive days. Short-term includes vacation rentals. Short-term rental does not include: A) a unit that is used for any non-rental purpose, including educational, health care, retail, restaurant, banquet space, event center or another similar uses; B) a bed and breakfast establishment as defined in this section; or C) transient accommodations, including hotels, and motels that are not classified as residential property or real property taxation purposes.

USE: The purpose for which land or a building thereon is designed, arranged or intended, or for which it is occupied or maintained, let or leased.

USE, LAWFUL: The use of any building, structure or land that conforms with all of the regulations of this title or any amendment hereto, and which conforms with all codes, ordinances and other legal requirements, as existing at the time of the enactment of this title or any amendment hereto, for the structure or land that is being considered.

USE, PERMITTED: Any use which is or may be lawfully established in a particular district or districts, provided it conforms with all requirements and regulations of this title for the district in which such use is located.

USE, PRINCIPAL: The main use of land or buildings as distinguished from a subordinate or accessory use. The principal use may be either a permitted or special use.

USE, SPECIAL: See OCC 32.08.020.

ZONING DISTRICTS: The districts into which the incorporated areas of Oregon, Illinois have been divided as set forth on the zoning district map for the purpose of zoning regulations and requirements.

ZONING MAP: The City of Oregon, Ogle County, Illinois Zoning Map incorporated herein as a part hereof, designating zoning districts, as may be amended from time to time.

(Code 1970, § 10-1-2; Code 1987, § 7-161; Ord. No. 967, 8-22-1988; Ord. No. 1067, 11-28-1994; Ord. No. 1099, 3-24-1997; Ord. No. 09-13, 10-26-2009; Ord. No. 2010-101, 8-23-2010)

SECTION 3: **ADOPTION** “6.41 SHORT-TERM RENTALS” of the City of Oregon Municipal Code is hereby *added* as follows:

ADOPTION

6.41 SHORT-TERM RENTALS(*Added*)

SECTION 4: **ADOPTION** “6.41.10 Definitions - Short-Term Rentals” of the City of Oregon Municipal Code is hereby *added* as follows:

ADOPTION

6.41.10 Definitions - Short-Term Rentals(*Added*)

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

SHORT-TERM RENTAL - A single-family dwelling, or a residential dwelling unit in a multi-unit structure, condominium, cooperative, timeshare, or similar joint property ownership arrangement that is rented for a fee for less than 30 consecutive days. Short-term rental includes vacation rentals. Short-term rental does not include:

- A. a unit that is used for any non-rental purpose, including educational, health care, retail, restaurant, banquet space, event center or another similar uses.
- B. a bed and breakfast establishment as defined in this section; or
- C. transient accommodations, including hotels, and motels that are not classified as residential property or real property taxation purposes.

CHARGE: Any form of remuneration such as cash, goods or services, barter, donations, forgiveness of indebtedness or like payment.

OPERATOR: The owner of a short-term rental or the owner's agent.

OWNER OCCUPIED SHORT-TERM RENTAL: property in which the owner of the property resides in the property during rentals.

SECTION 5: **ADOPTION** “6.41.020 License Required” of the City of Oregon Municipal Code is hereby *added* as follows:

ADOPTION

6.41.020 License Required(*Added*)

No person shall operate a short-term rental as defined herein without first having obtained a license from the city.

SECTION 6: **ADOPTION** “6.41.030 Application For License; Contents” of the City of Oregon Municipal Code is hereby *added* as follows:

ADOPTION

6.41.030 Application For License; Contents(*Added*)

Short-term rentals in areas Zoned R-1 require a special use permit as established under the Oregon Municipal Code. All applications for licenses to operate a short-term rental shall be made in writing to the clerk and shall be accompanied by the license fee for the period for which the application is made. Such application shall disclose the correct name and address of the applicant and shall legally and by street number accurately describe the property to be used and the nature of its construction and shall have attached thereto a written plan showing the following:

- A. Applicant Legal name and DBA Names
- B. Property Owner Information
- C. Property Information
- D. Certifying statement that appropriate taxes will be paid.
- E. Certifying statement that public safety requirements will be met.

SECTION 7: **ADOPTION** “6.41.040 Application For License; Investigation; Approval By Council” of the City of Oregon Municipal Code is hereby *added* as follows:

ADOPTION

6.41.040 Application For License; Investigation; Approval By Council(*Added*)

The clerk shall at once transmit the application and attached papers to the commissioner of public health and safety, who shall cause an investigation to be made and shall deliver the same, together with his findings, to the council. At the discretion of the commissioner, the city engineer may be requested to review the application and written plan to determine the property's suitability for a short-term rental. The commissioner may request that the council approve certain conditions or limitations upon the use of the property described in the application, either prior to the effective date of the license or continuing during the duration of the license. If such application is granted by the council, the clerk shall thereupon deliver to the applicant a written license signed by the mayor and attested by the clerk.

SECTION 8: **ADOPTION** “6.41.050 Application For License; Fee” of the City of Oregon Municipal Code is hereby *added* as follows:

ADOPTION

6.41.050 Application For License; Fee(*Added*)

The applicant for a license under this chapter, at the time of application to the clerk, shall deposit with the clerk the amount per the fee schedule to be used to defray the costs of any investigation the city might require by staff, an architect, or engineer for examination of the plans, specifications and suitability of the proposed buildings for a short-term rental. Said fee shall represent the initial application fee.

SECTION 9: **ADOPTION** “6.41.060 Facilities” of the City of Oregon Municipal Code is hereby *added* as follows:

ADOPTION

6.41.060 Facilities(*Added*)

No license shall be issued under this chapter to any short-term rental and any existing license shall be revoked unless the short-term rental provides the following:

- A. Smoke Detectors: Smoke detectors and carbon monoxide detectors shall be installed in each guest room used for sleeping purposes, in each hallway or corridor on each floor, in each living room or lounge area and in each dining room.
- B. Bathrooms: There shall be at least one bathroom for each four adult guests.

SECTION 10: **ADOPTION** “6.41.070 Liability Insurance” of the City of Oregon Municipal Code is hereby *added* as follows:

ADOPTION

6.41.070 Liability Insurance(*Added*)

The short-term rental owner shall provide the clerk with a certificate of insurance evidencing liability insurance coverage in an amount of not less than \$500,000.00 per occurrence for liability which may arise from the operation of the short-term rental.

SECTION 11: **ADOPTION** “6.41.080 License Fee” of the City of Oregon

Municipal Code is hereby *added* as follows:

ADOPTION

6.41.080 License Fee(*Added*)

Licenses shall be issued on an annual basis commencing June 1 of each year. The annual license fee shall be per the fee schedule. The fee shall be prorated by the month or slightly a fraction thereof for new licenses, but no refunds shall be made for terminated, cancelled or surrendered licenses.

SECTION 12: ADOPTION “6.41.090 Display Of License” of the City of Oregon Municipal Code is hereby *added* as follows:

ADOPTION

6.41.090 Display Of License(*Added*)

The short-term rental license shall be conspicuously displayed within the short-term rental.

SECTION 13: AMENDMENT “34.2 FEE SCHEDULE” of the City of Oregon Municipal Code is hereby *amended* as follows:

AMENDMENT

34.2 FEE SCHEDULE

The following license and permit fees are established as set forth in the following schedule of fees:

TITLE	FEE AMOUNT
2 BOARDS, COMMISSIONS AND AGENCIES	
2.04 IN GENERAL	
	Excess of 3 hours of consultation \$500.00 per hour.
	Additional meetings billed at \$500.00 per hour.

2.24.020 Technical Advisory Committee	Additional Meetings with separate TAC committee as follows:
	City attorney: Amount as billed to the city.
	City engineer: Amount as billed to the city.
	City building inspector: Amount as billed to the city.
	All other members: \$100.00 per hour per member.
6 LICENSES, PERMITS AND MISCELLANEOUS REGULATIONS	
6.12.030 Adult Business Development Permit	\$500.00
6.08 LICENSES	
6.12.050 Adult Businesses License C: Application	\$500.00
6.12.50 Adult Businesses License G: Fee	\$1,000.00
6.16 THEATERS	
6.16.020 Application Fee	\$100.00
6.16.040 Plans; Specifications	\$150.00 Application deposit
6.20 SHOWS	
6.20.010 License Required	\$100.00
6.20.020 Fees	\$100.00
6.24 BOWLING ALLEYS	
6.24.070 Fee - Annual License	1-5 Lanes \$100.00 6-10 Lanes \$200.00 10 lanes \$300.00
6.28 BILLIARD AND POOL TABLES	
6.28.080 Fee	\$12.00 1st Table \$6.00 each additional table
6.32 MECHANICAL AMUSEMENT DEVICES AND VIDEO GAMING	
6.32.010 Generally G: Video Gaming Act Fee	\$25.00 Per video gaming terminal per year
6.32.020 Mechanical Amusement	

Devices And Video Gaming License	\$25.00 Annual
6.36 RAFFLES	
6.36.060 License: Issuance	\$5.00
6.40 BED AND BREAKFAST ESTABLISHMENTS	
6.40.050 Application for License; Fee	\$100.00
6.40.080 License Fee	\$50.00
6.41 SHORT TERM RENTALS	
6-41.050 (Owner Occupied Application Fee)	\$100.00
6.41-050 Not Owner Occupied Application Fee	\$250.00
6.41.080 Annual License Fee (Owner Occupied)	\$25.00 (Due June 1st Annually)
6.41.080 Annual License Fee (Non-owner Occupied)	\$50.00 (Due June 1st Annually)
6.48 TATTOOING AND BODY PIERCING ESTABLISHMENTS	
6.48.020 Tattooing and Body Piercing Establishments	\$100.00
6.48.030 Microblading Establishments	\$100.00 Application \$25.00 Renewal
6.52 SOLICITATIONS	
6.52.030 Notice to Clerk	\$100.00 Fee \$25.00 per day after
	\$750.00
6.56 STREET VENDORS	
6.56.020 License Required	\$100.00
6.60 VEHICLES FOR HIRE	
6.60.010 License: Fee	Standard business license fee \$5.00
6.64 GARAGE SALES	
6.64.030 Permits	No Cost
8 ALCOHOLIC LIQUOR	
8.08.060 Classes; Fees Generally	
Class A License	\$750.00

Class B License	\$350.00
Class C License	\$350.00
Class D License	\$400.00
Class E License	\$350.00
Class A-1 Sunday License	\$600.00
Class B-1 Sunday License	\$450.00
Class C-1 Sunday License	\$600.00
Class D-1 Sunday License	\$300.00
Class E-1 Sunday License	\$450.00
Class F Temporary License	\$100.00
Class G and G-1 Liquor alcohol tasting	\$200.00
One Day License for Festival and Holiday Weekends	\$100.00
10 OFFENSES AND MISCELLANEOUS PROVISIONS	
10.08 MASS GATHERING	
10.08.020 Penalties	Any violation of this article shall be an infraction as defined by the city general fines section 1.16 of this code.
10.08.060 Permit	\$50.00
14.08 WATER AND SEWER CONNECTIONS	
14.08.010 Water and Sewer Connections Generally - Hook Up Charges	
Residential Water	\$1,500.00
Residential Sewer	\$1,500.00
Commercial Water	
2" or under	\$2,000.00
Over 2"	\$2,400.00
Commercial Sewer	
4" or 6"	\$2,000.00
6" or larger	\$2,400.00

Water Tap Fee	\$150.00
K. Connections Outside City:	Rate is double the original hookup fee.
L. Street Improvement	Total cost paid by property owner.
	Failure to pay will result in a water service being discontinued until bill is paid in full plus a \$100.00 turn-on fee.
M. Sewer Outside City Limits:	Charges shall be in accordance with rules and regulations set forth under the city waterworks and sewerage system regulations.
N. Curb Cut or Access Way Prohibited:	Shall not exceed \$15,000.00.
14.16.030 Rates and Charges Established for Combined Waterworks and Sewerage System	Current rates available from City Clerks Office.
14.16.060 Delinquencies	\$5.00
14.16.070 Disconnection of Service	
(b) When water service is disconnected	Water shall not be turned on until all delinquent charges are paid in full plus and additional \$50.00 payment.
(c) Water and wastewater seasonal service	\$30.00 turn-on fee
14.16.080 Clerk's Duties	
Water sewage treatment services	\$100.00
14.24.130 Dumpsters and Portable Storage Devices	
Permit	\$20.00
18 STREETS, SIDEWALKS AND OTHER PLACES	
18.16 DRIVEWAY CONSTRUCTION AND MAINTENANCE	
18.16.010 Permit Required	\$100.00
18.20 SIDEWALK CAFES	
18.20.020 Penalties	As defined in the city general fee section 1.16
18.20.040 Permit	\$50.00
18.24 STREET CLOSURES	
18.24.030 Permit Fee	\$100.00
26 BUILDINGS AND BUILDING REGULATIONS	
	A fee shall be paid to cover the expense of the city

26.04.070 Moving Buildings	engineer as well as the building inspector supervising the project.
26.08.010 Building Permits	
Move or upgrade electrical services	\$75.00
Storage Shed - up to 250 sq. ft	\$75.00
*Pool - Above Ground	\$75.00
Pool - In Ground	\$150.00
Fence	\$75.00
*Sign	\$75.00
Demolition	\$75.00
Shed/Detached Garage Permit	Based on Square Ft
Street Excavation Permit	*Set by bond
Deck, Porch, slab (less than 300 sq. ft steps, ramp *Electrical work on these items have an additional fee of \$75.00	\$75.00
26.08.020 Inspection - Fines	First Offense: \$100.00 - \$500.00 each violation
	Second Offense: \$250.00 - \$750.00
	Subsequent Offense: \$250.00 - \$1,000.00
*Missed Inspection Fee	\$250.00 (Paid before work can continue)
32 ZONING	
32.08.030 Applications for Variations	
(2) Application Fee	\$100.00
(G) Changes and modifications	
Residential	\$250.00
Commercial	\$1,500.00
Commercial Business District	\$1,500.00
Industrial and any other type of zoning.	\$1,500.00
Residential	
A. New	\$75.00
1. Floor area - living and nonliving	\$0.20 per sq. ft
B. Additions, remodeling, alterations	
1. Heated and unheated structures	\$0.20 per sq. ft

PASSED AND ADOPTED BY THE CITY OF OREGON COUNCIL FEBRUARY 23, 2022.

	AYE	NAY	ABSENT	ABSTAIN
Commissioner Kurt Wilson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Terry Schuster	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Tim Krug	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Mel Cozzi	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Mayor Ken Williams	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Ken Williams, Mayor, City of Oregon



Cheryl Hilton, City Clerk City of Oregon

