

October 24, 2021

STVR Data: Do condos in residential zones skew the STVR density to a high 37%?

Some argue that the high number of condos skew the density and percentage of condos in residential areas. The table below showing STVR properties by zone indicates only 22 condos and 21 apartments used as STVRs in residential zones, but 559 single family, and 3 townhome units and 70 2-4 family dwellings used as STVRs in residential zones.

This means condos and apartments do not skew the density in residential zones.

Therefore, the approximate 13% increase in operating STVRs since 2016 is primarily due to increases in using single-family properties in residential zones. This increase would be 24% if we included the 202 mostly single family homes that were registered when discussions of the moratorium began. The issue facing the City is the significant increase of STVRs in residential zones, the impact on the community, and the most fair process and policy for addressing the increase.

ZONE	2-4 FAMILY	APARTMENT 1	APARTMENT 2	APARTMENT 3	ATLANTIC OCEAN FRONT	CONDOS	CREEK/MARSH ACCESS	GENERAL COMMERCIAL 1
C-1	7	14			1	196		1
C-1/SE	9	9	4			133		1
C-2	5		3			5	2	
E-C								
P-C								
PUD					2	66		
R-1	6		3	1	3	8	1	
R-1-B	3		6		2		11	
R-2	61	4		7	14	14	4	1
R-T	3				5	155		
Grand Total	94	27	16	8	27	577	18	3
ZONE	MARSH VIEW	OFFICE 2	RESIDENTIAL V L	RIVER/DIRECT ACCESS	SINGLE FAMILY RES	TOWNHOME UNITS	VACANT COMMERCIAL 1	Grand Total
C-1					24	11		254
C-1/SE					10	2	1	169
C-2		3	1		21	1		41
E-C					1			1
P-C					3			3
PUD					5	6		79
R-1			1		81	2		106
R-1-B	4				66			92
R-2	12		7	19	412	1		556
R-T					18	12		193
Grand Total	16	3	9	19	641	35	1	1494