

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: June 5, 2012
SUBJECT: Short Term Rental Amendments

Introduction

The Town Council has referred to the Planning Board amendments to the Zoning Ordinance to regulate Short Term rentals. The Planning Board has scheduled a public hearing on the amendments for June 19th. A final draft of the amendments should be made available to the public in advance of the public hearing.

Discussion

At the May 15, 2012 meeting, the Board identified some specific items for further discussion, noted below.

1. Minimum rental term. In the Applicability Section (p 12), there is established a minimum length of rental term of 3 days. As drafted, this would apply to all Short Term Rentals. The board had previously discussed a concept where a rental of less than 3 days would still count as 7 days. This concept has been deleted.
2. Guest parking. It was noted at the meeting that there is no requirement to provide for guest parking. The parking requirement proposed applies only to tenants. The Board may choose to not address guest parking, in which case it would probably happen on the street as is permitted by the Street Ordinance. You could also require that guest parking be limited to the Short Term Rental property. There is no limit on allowing parking on lawn areas and overflow parking on lawn areas has been allowed in other areas of town.
3. Code Compliance. The current draft has three options. The Board should consider including only one option in the public hearing draft in order to minimize confusion for the public hearing.

Conclusion

The draft amendments, as revised at the workshop, will be the draft put forward for the public hearing.