

MEMORANDUM

TO: Ordinance Committee
FROM: Maureen O'Meara, Town Planner
DATE: November 7, 2011
SUBJECT: Short Term Rental Ordinance Amendments

Attached is the first draft of possible amendments to the Zoning Ordinance to regulate Short Term Rentals. The draft is based on the Ordinance Committee discussion at the October 26th meeting. Below is a summary of highlights.

1. Definition. The draft depicts the current definition of dwelling unit and adds a new definition of "Short Term Rental." The term vacation rental is also commonly used. The definition specifies a term of less than 30 days to be considered a short term rental.
2. District. The draft is based on the RC District for ease of discussion, however, the amendments can be incorporated into all residential districts once the specific terms have been discussed.
3. Permitted use. Short-Term Rental is listed as permitted use, but must comply with the new Short-Term Rental regulations.
4. Parking. The current Off-Street Parking requirements are included for your convenience as a reference. Short-Term Rentals have been added as a parking category with a proposed parking requirement of 1 space per four guests. This is the same requirement as for a restaurant, rather than a dwelling. The Ordinance Committee should consider how to *strike a balance* with the parking requirement so that adequate parking is required, but excessive pavement is not required, which could impact the character of the neighborhood.
5. Regulations. All of Sec. 19-8-14 is new. It sets up a two-tiered system. All Short-Term Rentals would be required to "register" annually with the Code Enforcement Officer. Registration requires the provision of minimal information: location, contact person and availability to renters. For lots of less than 30,000 sq. ft, except where the owner lives next to the rental, additional requirements apply. These include sanitary waste disposal, parking, a rental agreement and life safety codes. For renewals, a review of complaints received is proposed, although complaints that do not relate to the above standards would not preclude issuance of a renewal.