

MEMORANDUM

TO: Ordinance Committee
FROM: Maureen O'Meara, Town Planner
DATE: January 6, 2020
SUBJECT: Short Term Rental amendments

Introduction

Enclosed is a draft package of Short Term Rental amendments. Proposed amendments are intended to reflect the December 2, 2019 Ordinance Committee discussion, as well as incorporate some revisions submitted to the committee. Some refinement of the package is still needed, subject to further discussions of the committee.

Summary of proposed amendments

The following summary is intended to assist with review of the draft amendments.

1. Text. Black text is existing ordinance provisions. Some definitions and the conditional use provisions are included as a reference. Red underlined text is proposed new ordinance provisions. ~~is existing ordinance text to be deleted.~~ Notes that are not intended to be added ordinance language are shown in [brackets].
2. Definitions. The "homestay" term has been replaced with "boarding room" and the definition revised to clarify that it applies to stays of 30 days or more. With these changes, boarding room no longer is a type of short term rental. "Short term rental hosted" and "Short term rental Unhosted" are proposed definitions, but are not used in the ordinance package, so the committee may want to remove them.
3. Conditional Use. The existing conditional use provisions are shown in blue shading as a reference. The draft proposes some types of STRs would require a conditional use permit.
4. District revisions. Changes to the permitted, accessory and conditional uses are shown for the RA District. Once the committee firms up this treatment, revisions for the RB, RC, TC and BA districts will be prepared.

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5. Short Term Rental regulations (Sec. 19-8-14). The meat of the policy discussion is embodied in this section. The purpose statement has been augmented but has little regulatory weight so requirements should really appear in later sections.

A new section "B" listing STR types that are permitted has been prepared based on the chart evolving from last month's committee discussion. This section should be carefully reviewed. It relies on the new "primary residence" definition. The committee has noted it will revisit the 30 calendar day rental limit. You may also want to consider how typical STR concerns may be addressed by the Conditional Use Standards. Provisions allowing STRs to operate for 2 weeks without a permit (problematic for enforcement) or as homestay have been deleted, so the only STRs allowed are defined in this section.

Section C addresses some of the most common issues raised, including a penalty for late permit, advertising, and clarity on the minimum 7 day stay.