

Short-Term Rental Proposed Zoning Bylaw Information

Background/ Summary

The Planning Board is recommending the zoning change shown below to regulate short-term room rentals by owners who are not on site. The by-right rental of rooms by a resident family, currently allowed in all districts under Section 4.8 B 3a, will remain unchanged. Also unchanged is Section 4.8.3b which allows a bed and breakfast with a special permit from the ZBA. (Please see page 2 for copies of these sections.)

Proposed Zoning Change:

Add definition:

Short-Term Room Rental Business: The rental of a dwelling, or rooms within a dwelling, or the rental of an accessory structure, or rooms within an accessory structure, by an absentee owner or investor-owner where the rental period is 1 to 30 nights and while the owner is also not dwelling on site.

Add a new section as follows:

SECTION 4.8 TABLE OF USE REGULATIONS

	<u>DISTRICTS</u>
Section 4.8 A. PERMITTED PRINCIPAL USES	RA-A
Continued:	<u>RA-C SR COMM</u>

13. Short-Term Room Rental Business provided that:	SPA SPA SPA
---	-------------

- a) The business passes an annual Safety inspection by the Inspector of Buildings.
- b) The business shall comply with all Town regulations and bylaws and Commonwealth of Massachusetts law, including all health and safety regulations.
- c) The Board of Appeals finds that the lot size, buildings, structures, off-street parking and other facilities and equipment are adequate for the proposed use and that the operation of the business will not be detrimental to the neighborhood.

Existing Zoning Bylaw Provisions for Your Information:

Note: The current by-law includes the definition of SPA in section 4.2. The definition below is provided for information only.

SPA - Use which may be authorized by special permit from the Zoning Board of Appeals in accordance with the provisions of Section 6.3 herein.

Note: The following section 4.8 B is copied from the current Zoning By-Law and will remain unchanged. It is provided here as background material so the new room rental regulations can be seen in context with the current regulations.

Existing room regulations: No changes proposed

	Districts
Section 4.8 B. PERMITTED ACCESSORY USES	RA-A <u>RA-C SR COMM</u>
3. Rental of rooms:	
a) In a dwelling by a resident family, provided no separate kitchen facilities are maintained.	YES YES YES
b) The use of a dwelling by a resident family for the purpose of renting rooms and serving meals (including continental breakfast) to two (2) or more guests on a nightly or weekly basis provided no separate kitchen facilities are maintained.	SPA SPA SPA