

Short term rentals – some ideas 4/5/23

Here are some ideas if we wanted to have short term rentals regulated by our **zoning document**, starting from the point of already existing concepts in our current RZR. We need to talk about whether it would be better to have a **stand-alone ordinance**. These ideas could also be incorporated into an ordinance.

Definitions:

Bed and Breakfast, also known as a **short-term rental, residential** – an owner or long-term tenant inhabited private residential property in which rooms are rented out to the travelling public. Breakfast may be served to guests. See section 4.15 for the difference between **Exempt** and **Permitted** Bed and Breakfast establishments.

Short-term rental, commercial – an establishment that appears as a private residence, but is not inhabited by the owner or long-term tenant and is a commercial business consisting of the internet-enabled renting out of any portion or the whole of the residence for short (< 30 consecutive days) periods of time.

Inn or Guest House – A residential-appearing structure, often historic, with fewer than 10 furnished rooms available for overnight rental accommodation to transient occupants. Access to each room is from the interior. Meals may or may not be served to guests. The structure may or may not be the residence of the owner, but the owner or a manager must be on-premises for a minimum of 6 hours per day. Exterior signage will be required to indicate the nature of the business. *(This led in the amendments in front of the SB at this time.)*

Section 4.15 Standards for Bed and Breakfasts and Short-term Rentals

4.15.1 A Bed and Breakfast, Exempt is an allowed use, which does not require a permit, in a residence in all districts in which dwellings are allowed, provided the following standards are met:

- a) The residence is occupied year-round by the owner who is in residence at all times when the rooms are rented.
- b) No more than two rooms are devoted to the bed and breakfast use, which may be located in the residence or in an associated ADU.
- c) The residence is not advertised as a restaurant for the general public.
- d) One off-street parking space per guest room is provided.
- e) A single outdoor sign as per section 5.7.1 identifying the bed and breakfast is allowed but not required.

*This category could also be called **Home Occupation/Short-term Rental**, but if it is a type of home occupation, it would require a permit. This might be useful if we are looking for a short-term rental **registry**. Alternatively, it could be a special category of Home Occupation not requiring a permit.*

4.15.2 A Bed and Breakfast, Permitted is an allowed use, which requires a Zoning Permit, in a residence in all districts in which dwellings are allowed, provided that the following standards are met:

- a) The residence is occupied for 180 days or more per calendar year by the owner or long-term tenant, who may or may not be in residence at the time of the rentals. In the case of a long-term tenant, the owner of the residence must also be willing to allow the short-term rentals.
- b) Any portion of the residence, including the entire residence, or an associated ADU, may be available for rental.
- c) Individual rentals are limited to periods of 7 to 30 days.
- d) The owner shall leave contact information, along with the name of a local contact who can handle any problems that arise, with town officials if the owner will not be in residence at the time of a rental.
- e) Adequate off-street parking shall be provided for the expected number of occupants.
- f) Rental occupancy at any one time shall be limited to the customary number of individuals that would be normal for such a residence.
- g) All noise and other performance standards of these regulations shall be strictly adhered to.
- h) All state and local fire and sanitation provisions shall be met, as well as proof that adequate water and sewer service can be provided for the expected number of guests.
- i) A single outdoor sign as per section 5.7.1 identifying the bed and breakfast is allowed but not required.

Commented [K01]: Difficult to enforce. Wastewater issues. See G below

Commented [K02]: Limit based on bedrooms offered

4.15.3 Short-term Rentals, Commercial are not allowed within the town of Richmond.