

PROPOSED AMENDMENTS TO THE ZONING ORDINANCE ADDING SECTION 5.11 SHORT-TERM RENTAL UNITS

~~Shaded~~ ~~Strike through~~ indicates wording removed

Shaded Underline indicates wording added

Asterisks (* * *) indicates existing wording omitted before or after

2.7 Land Use Chart

ANY USE NOT LISTED HEREIN IS PROHIBITED

C = Conditional Use Review

LPI = Licensed Plumbing Inspector

N = Not Permitted (use not allowed)

P = Permitted (use allowed without a permit, must comply with all applicable land use standards)

R = CEO Review (use must be reviewed by CEO and a permit may be required)

S = Site Plan Review

SD = Subdivision Review

NA = Not applicable

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	Village Area	Transition Area (2-acre)	Rural Area (2-acre)	Critical Rural Area (5-acre)	Commercial A	Commercial B	Commercial C	Mixed Use	Resource Protection	Shoreland	Little Ossipee	Aquifer Protection District
2.7.2 RESIDENTIAL STRUCTURES AND USES												

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<u>g.</u> Short-term Rental Units	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>
g. <u>h.</u> Home Occupation	R	R	R	R	R	R	R	R	N	C	C	R
h. <u>i.</u> Structures and uses accessory to permitted uses	R	R	R	R	R	R	R	R	N5	R	R	R
i. <u>j.</u> Structures and uses accessory to conditional uses	C	C	C	C	C	C	C	C	C	C	C	C
j. <u>k.</u> Two single family residential dwellings on one lot	R9	R9	R9	R9	R9	R9	R9	R9	N	N	N	R9

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1. Short-term Rental Units - Created 2/14/2020
 2. Distributed to Planning Board 2/20/2020
 3. Reviewed and revised by Director of Planning 2/26/2020
 4. Voted by Planning Board on 2/27/2019 to forward to the Board of Selectmen to be included on the June, 2020 Annual Town Meeting Warrant

ARTICLE 3 – CONSTRUCTION OF LANGUAGE AND DEFINITIONS

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3.2 Definitions – In this Ordinance, the following terms shall have the following meanings unless a contrary meaning is required by the content or is specifically prescribed.

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Short-term Rental Units: Rental of a legally existing single-family dwelling, whole-house rental for a duration of up to sixty (60) days at a time.

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ARTICLE 5 – PERFORMANCE STANDARDS

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5.11 Short-term Rental Units

A. Purpose: to authorize the use of a legally-existing, single-family dwelling for the accommodation of short-term guests for compensation for a duration of up to sixty (60) days. ←

B. Permit Required: effective July 1, 2020, no property owner shall operate a Short-Term Rental without first obtaining an annual permit from the Building Department and is subject to an annual inspection. Only one short-term rental unit per lot is allowed. ←

C. Application Fee: a non-refundable Short-term Rental fee shall accompany the application as set by the Board of Selectmen.

D. Additional Requirements:

1. The property owner shall provide evidence of valid Certificate of Insurance covering short-term rental as a use;
2. The property’s E911 address, the telephone number of the property owner / agent and the approved Short-Term Rental Permit stating the conditions of the permit shall be posted in a visible place;
3. The property owner/agent will be available within one (1) hour of the property at all times when the unit is rented;
4. One (1) fire extinguisher shall be accessible on every floor of the building;
5. Each bedroom shall have a code-compliant egress window or equivalent;
6. Code compliant smoke / carbon monoxide detectors must be installed, one on each level and in each bedroom, hard wired with a battery backup;
7. A State-approved subsurface septic system shall be installed. Maximum occupancy of the unit shall be no more than four (4) persons per bedroom count as stated on the septic plan.

E. Operation without a Permit: Operating a short-term rental on or after July 1, 2020 without obtaining the required permit is a violation of the Acton Zoning Ordinance.

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