

Section 339 Short Term Rentals

The Town recognizes the benefit of Short-Term Rentals to homeowners, visitors, and the community. However, it is important not to create a nuisance or change the residential character of the area. A permit is not required when the owner or primary tenant is in residence throughout the rental period and the provisions of A.-I. are met. The conditional use approval only clears the property for the use, the use of the property for short-term rentals may be subject to further ordinance provisions in addition to the Unified Development Bylaw.

The Following provisions shall apply to ensure that the commercial use of residential property does not adversely affect the neighborhood in which short-term rentals are located. In addition, homeowners have the responsibility to comply with Vermont Department of Taxes re: rooms and meals tax rules and regulations.

- A. Conditional Use approval by Development Review Board is required for rental periods of fewer than 30 days.
- B. All Short-Term Rental units shall be inspected and approved by the Fire Chief before the use is allowed.
- C. Only one Short-Term Rental use is allowed per property.
- D. Occupancy shall be restricted to two persons per bedroom as permitted by an Agency of Natural Resources Wastewater and Potable Water Supply Permit, with a six-person maximum per household.
- E. All associated parking shall be on-site in designated spaces and comply with Section 318 Off-Street Parking.
- F. Rubbish service shall be provided, and containers shall be maintained out-of-sight, not viewable from the street.
- G. Prohibitions:
 - 1. Weddings, parties, catered events, and similar events.
 - 2. Signage and other outside indications the dwelling is used as a short-term rental.
 - 3. Outdoor activities between 9 PM and 7 AM.
- H. Notice to renters of house rules pertaining to parking, rubbish, noise, parties etc. shall be visibly displayed in the dwelling.
- I. Name, address, and telephone number of a manager shall be filed with the application and kept up to date. The manager shall live within 30 minutes of the property and shall be able to respond 24 hours a day, 7 days a week.

Short term rental -- a publicly promoted rental for stays of less than 30 days of any residential home unit or accessory building that is not regulated as a commercial use or residential business or service.