

**Table 5.2 - Schedule of Uses:**

		R3A	R1A	R30	R15	C3A	C1A	C	I	References
H.	Accessory Uses and General Off-street Parking									
1	Short-Term Rental of Rooms	Y	Y	Y	Y	Y	Y	Y	Y	Section 8.4
2	Short-Term Rental of Entire Dwelling Units up to 75 days per calendar year	Y	Y	Y	Y	Y	Y	Y	Y	Section 8.4
3	Short-Term Rental of Entire Dwelling Units an additional 35 days (up to 110 days total)	BA	BA	BA	BA	BA	BA	BA	BA	Section 8.4

## **8.4 Short-Term Rental of Residential Properties**

### **Definition**

**Short-Term Rental** – An accessory lodging use in an owner-occupied, tenant-occupied or non-owner occupied dwelling unit including, but not limited to, an apartment, house, accessory dwelling unit, cottage, condominium, or a furnished accommodation that is not a hotel, motel, inn, resort, lodging house, or bed and breakfast establishment, where at least 1 room or unit is rented to an occupant or sub-occupant for 1-31 consecutive calendar days; and all accommodations are reserved in advance; except for certain lodging types excluded from such regulation by Massachusetts General Law.

### **8.4.1 Purposes**

Short-Term Rentals (STRs) as defined in this section are allowed for residential properties in conformance with the following regulations. These regulations aim to balance private, neighborhood, and public interests by establishing middle-ground intensity limits that will:

1. Protect and maintain the residential character of existing neighborhoods.
2. Preserve housing options for new residents by deterring commercial interests from buying housing to use primarily as short-term rental businesses.
3. Enable residents to earn extra money from their properties to better afford to live here, maintain their properties, and contribute to the community.

### **8.4.2 General Requirements for all Short-Term Rentals**

1. During the Short-Term Rental use:
  - a. All overnight parking must be within the property's driveway or garage.
  - b. Events that include tents or amplified music or which would customarily require a license or permit are not allowed.
2. Signs advertising the Short-Term Rental are not allowed.
3. A Short-Term Rental is not allowed on any property with outstanding violations of the Building Code, Fire Code, Board of Health, or Town General Bylaws.
4. Except as allowed in 8.4, the regulations of the underlying districts apply.

### **8.4.3 Short-Term Rental of Rooms**

1. Up to two bedrooms in a dwelling unit may be rented year-round by right provided that the owner or tenant is occupying the dwelling unit at the time of the rental.

### **8.4.4 Short-Term Rental of Entire Dwelling Units**

1. An entire dwelling unit may be rented up to 75 days per calendar year by right.

2. An entire dwelling unit may be rented for an additional 35 days (up to 110 days) per calendar year by Special Permit.

**8.4.5 Multiple Dwelling Units on a Parcel**

1. If more than one dwelling unit exists on a single parcel:
  - a. The above totals apply to the parcel. The day limits defined above shall be apportioned among those dwelling units.
  - b. Only one dwelling may be used for either Short-Term Rental of Rooms or Short-Term rental of an Entire Dwelling Unit on the parcel at a time.

A true copy:

Attest: *Henry L. Sullivan*

Town Clerk