

ARTICLE IV
Section 4-32

Short-Term Residential Rentals

Section 4-32.1 Intent. This section intends to protect the safety of residents and renters by ensuring that short-term rentals will be consistent with a principal residential use and thus not be detrimental to the character and livability of any surrounding residential neighborhood.

Section 4-32.2 Definitions

Short-term rental. Any rental of a residential dwelling unit, or of a bedroom within a dwelling unit, in exchange for payment, as residential accommodations for a duration of not more than 31 consecutive days.

Operator. The person(s) offering a dwelling unit or bedroom for short-term rental, who may be either the property owner or the primary leaseholder of the dwelling unit who has been authorized by the owner to make such rental.

Section 4-32.3 Regulations. Short-term rentals are permitted as an accessory use to any residential dwelling unit for not more than 270 calendar days in any one-year period, provided:

1. An entire dwelling unit or a portion thereof may be offered for rental only to one party at any one time; and the unit is operator-occupied as his/her primary residence, or the unit's owner and operator occupies a separate dwelling unit as his/her primary residence in the same building, containing 4 or fewer dwelling units.
2. Separate bedrooms may be offered for rental to separate parties only if the unit is operator-occupied as his/her primary residence, and the number of individual rooms made available for rental does not exceed the number of lawful bedrooms existing in the dwelling unit.
3. Absentee-operators are prohibited. No short term rentals may be made during any period when the operator is absent from his/her primary residence for more than 48 consecutive hours.
4. A Zoning Permit, renewable annually, is required. No short term residential rentals may be made without a Zoning Permit having been approved within the 12 months prior.
5. One off-street parking space per rental party must be made available.
6. The operator shall maintain a record log of short-term renters.
7. The Superintendent of Buildings may promulgate additional regulations consistent with the administration of this section and shall be afforded reasonable access to the unit for inspectional purposes.

8. The following activities are prohibited: renting for an hourly rate, or for rental durations of less than 12 consecutive hours; service of food; any commercial meetings, assemblies or uses.
9. Nothing herein shall be construed to exempt short term rentals from compliance with, or enforcement of, applicable building, fire or health codes, including the state sanitary code (105 CMR 410, Minimum Standards of Fitness for Human Habitation), other provisions of the zoning ordinance, other City ordinances and regulations, or any fees and taxes required.

4-32 added (6/27/19)