

## Schedule of STR uses by zoning district

### LEGEND

- P Indicated use is permitted by right in district, with license.
- S Indicated use may be approved as a Special Permit use.

	R-E	R-1A	R-1B	R-1C	R-2	R-3A	R-3B	R-3C	R-3D	R-3E	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	M-1	M-2	M-3
Bed & Breakfast Homestay Establishment <sup>1</sup>	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	Not Allowed	P	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Bed & Breakfast Inn	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	S	S	S	S	S	S	S	P	P	P	P	P	P	Not Allowed	Not Allowed	Not Allowed
Short Term Rental Type I - Owner Occupied	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	Not Allowed	P	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Short Term Rental Type II - Non-Owner Occupied, Single Family or Duplex <sup>1 &amp; 3</sup>	Not Allowed	Not Allowed	Not Allowed	Not Allowed	P	P	P	P	P	P	P	P	P	Not Allowed	Not Allowed	Not Allowed	P	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Short Term Rental Type III - Non-Owner Occupied, Multi-Family <sup>2 &amp; 3</sup>	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	P	Not Allowed	P	Not Allowed	Not Allowed	Not Allowed	Not Allowed

### Notes:

1. In R-E, R-1A, R-1B, R-1C, and R-2 zoning districts, a Bed & Breakfast Homestay Establishment or Short Term Rental Type II (STR Type II only allowed in R-2 zoning) may not be located within 500' of another licensed Bed & Breakfast Homestay Establishment or Short Term Rental Type II. The 500 feet restriction in R-2 zoning districts will be effective April 30, 2020.
2. STR Type III properties may operate up to 5 units as STRs. STR Type III properties that meet the following criteria are exempt from this requirement:
  - a. The building is made up of individually owned units where each individual owner or person with an influential interest in a legal entity operates no more than five units as short term rentals;
  - b. The property is located in the Downtown District Overlay;
  - c. The property is zoned C-4; and
  - d. The applicant provides written verification from the association governing the individual units, including a condominium association, owners' association, or management company for such condominium association or owners' association, that:
    - i. Short Term Rentals are allowed in the building;
    - ii. all individual owners or persons with an influential interest in a legal entity have been informed that Short Term Rentals are allowed in the building; and
    - iii. there are written association policies, which have been provided to each owner, regulating the use of common areas by owners and occupants of the owner's unit.
3. Effective June 15, 2021:
  - a. STR Type II no longer allowed by special permit within the R-E, R-1A, R-1B, and R-1C districts.
  - b. STR Type III no longer allowed by special permit within the R-3A, R-3B, R-3C, R-3D, R-3E, O-2, O-3, and C-1 districts.