

Ordinance 141 SHORT TERM RENALS PROPOSAL

SHARIF ZEID, WARD 1 CITY COUNCILLOR

[HTTPS://WWW.CITYOFNEWBURYPORT.COM/SITES/G/FILES/VYHLIF7106/F/EVENTS/CITY_COUNCIL_PACKET_02_27_2023_V.2_4.PDF#PAGE-121](https://www.cityofnewburyport.com/sites/g/files/vyhlf7106/f/events/city_council_packet_02_27_2023_v.2_4.pdf#page-121)

Agenda

Brief History

Goals &
Problems trying to solve w/zoning

What is proposed

Thank you

Brief History

- Conversation started in 2016
- Multiple starts and stops, State passed occupancy tax/registration
- Ordinance 46 proposed in 2020, didn't pass last year
- Letters issued to operators by City
- This ordinance proposed in February after many conversations with stakeholders and review by KP Law
- Process continues
- I am the proposer of this amendment

Goals/Problems Trying to Solve IN THIS PROPOSAL

What:

Create a legal zoning framework and structure for STRUs that balances competing interests

Why:

To create predictability for ALL property owners and to create enforceability for all.

NOT: DIRECTLY SOLVE DAY-TO-DAY ISSUES (ZONING VS LICENSING)

Finding that balance

On the one hand...

- Neighborhood character and feel
- Daily impacts and nuisances (noise, trash, partying etc)
- Impact on housing stock (long-term rentals, availability for purchase)
- Impact on parking in dense neighborhoods
- Guest Turn-over

On the other....

- Respect for property rights of owners to use their property
- Economic impact and vitality
- Similarity to other uses that already exist in neighborhoods
- STRUs that have operated without nuisance

Philosophy

STRU

Business

“This is a business enterprise designed to make a profit”



Residential

“What’s the difference between an STRU and a long-term rental?”

“Self-regulating”

Not here to convince anyone...

What is proposed cont'd

- **Other limits**
 - 3 bedrooms and 6 guests (Owner/Investor)
 - 6 bedrooms/12 guests (Plum Island)
 - Condos may disallow in their condo documents, as desired
 - B2/B3 must be on upper floors
 - No nuisances, no in-law units, no campers, not in the 40R district
 - 180 grace before taking effect
- **Parking**
 - 1st Bedroom – no parking requirement
 - 2nd or 2nd & 3rd Bedroom = 1 spot
 - Additional bedrooms must show parking above any underlying uses
- **Application Requirements**
 - Registration with state (all)
 - Ownership and residency information (owner occupied)
 - Heightened requirements for investors – plot plans, interior layouts, etc.

The Pitch

This is:

The middle of the road

This is not:

Perfect

Designed to satisfy every case, especially edge cases

FAQs

- What about licensing?
- Hotel?
- Condos?
- Can this just be handled by licensing alone?
- Enforcement?
- Has this been reviewed by KP Law?
- Do you know how many STRUs we will “lose”?
- What’s up with WMD/WMU?
- Open to amendments?



Thank you