Ordinance 141 SHORT TERM RENALS PROPOSAL

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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...

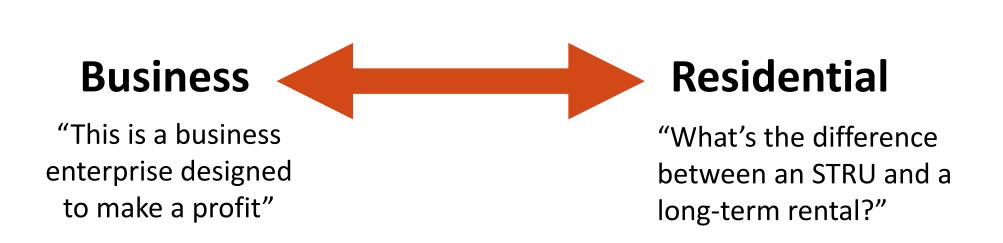
- Neighborhood character and feel
- Daily impacts and nuisances (noise, trash, partying etc)
- Impact on housing stock (long-term rentals, availability for purchase)
- Impact on parking in dense neighborhoods
- Guest Turn-over

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



"Self-regulating"
Not here to convince anyone...

What is proposed

- Quick Review of R-3
- Three classifications
 - Owner Occupied
 - Primary Residence in HSRA/B/R1/R2/R3/B1/B2/B3
 - Up to 120 days not present
 - Limit of 1, modified by-right
 - Investor units
 - B1/B2/B3/R3 with special permit
 - Special Permit = notice, process, appeal
 - Limit of 1
 - PI Allow STRU consistent with historic use
 - All contingent upon a valid license, zoning review if permit is opened



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 <u>above</u> 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