

Buckland Short Term Residential Rentals (proposed additions to the Zoning Bylaws are underlined and proposed deletions have a strike through)

Section 4-3 Table of Use Regulations	VC	VR	RR	C	I	HI
BUSINESS USES						
Business, Professional Offices with 3,000 square feet of enclosed floor space or less	Y	SP	SP	Y	Y	Y
Business, Professional Offices with more than 3,000 square feet of enclosed floor space	Y	SP	SP	Y	Y	SP
Banks	Y	N	N	Y	Y	SP
Conversion of an Historic (50 Years or older) Industrial or Commercial Structure(s) on one lot to a mix of Retail Stores, Business or Professional Offices, Restaurants, Artisan Studios, or Residential Uses within the existing footprint of the Historic Structure(s) and no more than an average of 280 passenger vehicle trips per day.	Y	SP	N	SP	Y	Y
Standalone Automated Teller Machines (ATM)	N	N	N	N	N	N
Restaurant drive through	N	N	N	N	N	N
Restaurant, other	Y	SP	SP	Y	SP	SP
Motor Vehicle Sales which comply with Section 4-5	SP	N	N	SP	SP	Y
Motor Vehicle Sales which do not comply with Section 4-5	SP	N	N	SP	SP	SP
Car Wash	SP	N	N	N	SP	SP
Laundry, Laundromat	SP	N	N	SP	N	SP
Theaters	SP	N	SP	SP	SP	SP
<u>Short Term Residential Rentals with 1-2 rooms for overnight accommodations available to rent, with or without kitchen facilities, in an owner occupied residential dwelling and meeting all the requirements of Section 4-9</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>Y</u>
<u>Short Term Residential Rentals with 3-4 rooms for overnight accommodations available to rent, with or without kitchen facilities, in an owner occupied residential dwelling and meeting all the requirements of Section 4-9</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>N</u>	<u>SP</u>
<u>Short Term Residential Rentals with 5 rooms or more for overnight accommodations available to rent, with or without kitchen facilities, in a residential dwelling</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Short Term Residential Rentals with 1-4 rooms for overnight accommodations available to rent, with or without kitchen facilities, in a non-owner occupied residential dwelling and meeting all the requirements of Section 4-9</u>	<u>SP</u>	<u>N</u>	<u>N</u>	<u>SP</u>	<u>N</u>	<u>SP</u>
Motels, Hotels	SP	N	N	SP	N	SP
Inns, <u>Lodging Houses</u>	SP	SP	SP	SP	N	SP
Building Materials, Sales & Storage	SP	N	N	SP	Y	SP
RESIDENTIAL USES	VC	VR	RR	C	I	HI
Single-Family Dwelling	Y	Y	Y	Y	SP	Y
Two-Family Dwelling	Y	Y	Y	Y	SP	Y
Accessory Dwelling Unit – Attached (amended 10/23/21)	Y	Y	Y	Y	N	Y
Accessory Dwelling Unit – Detached (new 10/23/2021)	SP	SP	SP	SP	N	SP
Temporary Mobile Home (see Section 8-4)	Y	Y	Y	Y	Y	Y
Mobile Home	N	N	Y	N	N	N
Mobile Home Parks	N	N	N	N	N	N
Bed and Breakfast, Up to 4 rooms	Y	SP	Y	Y	N	SP

New Definitions (to be inserted into Section II: Definitions)

SHORT TERM RESIDENTIAL RENTAL: A Single-Family, Two-Family or Multi-Family Dwelling where rooms for overnight accommodation are rented, other than by tenancies at will or by lease, for not more than 31 consecutive days. Short Term Residential Rentals include traditional Bed & Breakfasts, but do not include motels, hotels or inns.

OWNER OCCUPIED RESIDENTIAL DWELLING: A Residential Dwelling that is the primary residence of the property owner and where they reside for at least 9 months of the year.

OPERATOR: the property owner and any other person or entity operating a Short Term Residential Rental, including, but not limited to, a lessee, sublessee, mortgagee in possession, or licensee. It is the intent of this bylaw that Operator shall have a meaning consistent with General Laws c. 64G, §1.

LODGING HOUSE: A residential dwelling licensed or required to be licensed under G.L. c.140, §23 and where lodgings are rented for more than 31 consecutive days to not less than 4 people who shall not be within the second degree of kindred to the owner or operator of such lodging house.

Existing Definitions with proposed changes for Section II

BED-AND-BREAKFAST: an accessory use to an owner-occupied dwelling unit consisting of overnight lodging with breakfast. No meals other than a breakfast shall be served, and no breakfast shall be served nor any retail or consumer services shall be provided to any member of the public not lodged as an overnight guest.

INN: an owner-occupied historic structure used or designed for the primary purpose of providing overnight lodging for transient guests, and which may also provide a restaurant to lodgers and the public. An historic structure for the purposes of this definition shall be a building fifty (50) years or more in age. A guest(s) may not stay at an Inn for more than 90 days in any six-month period.

4-9 PERFORMANCE STANDARDS FOR SHORT TERM RESIDENTIAL RENTALS

The purpose of this section is to allow for short-term rentals while ensuring public safety, preventing possible nuisances for abutters, minimizing reductions to available long term (greater than 31 consecutive days) rental housing, and preserving the character of the town's neighborhoods. Rentals for a period of 31 days or less may be allowed in residential dwellings subject to the conditions outlined below.

a) Continuance of Operation

Upon the effective date of this Bylaw, existing Short Term Residential Rentals will have the following ability to operate based on the conditions below:

1. All existing Owner Occupied Short Term Residential Rentals have the right to continue as a permitted use, so long as they are registered and licensed.
2. All existing Non-Owner Occupied Short Term Residential Rentals that have registered and been inspected with the Town of Buckland as of DATE OF NOTICE

OF PUBLIC HEARING, have the right to continue as a permitted use, so long as they continue to be registered and licensed.

b) Performance Standards

1. No more than two (2) adult occupants per room for overnight accommodation.
2. A minimum of one (1) off-street parking space shall be provided for each room for overnight accommodation to be rented, unless an alternate parking plan is provided and approved by Special Permit subject to the criteria outlined in the purpose of this section. Total parking for the short term residential rental shall not exceed more than a total of four (4) spaces.
3. No loud noise or music, excessive traffic, or other disturbances shall be allowed.
4. The Operator must obtain all the necessary state and local licenses and approvals for the short term rental prior to renting out rooms for overnight accommodation, including the following:
 - a. Demonstrated compliance with all applicable Board of Health and Building Code provisions, which may include application to the Board of Health and inspections by the Board of Health and Building Inspector.
 - b. Demonstrated compliance with Buckland General Bylaw ___ and regulations promulgated thereunder, which shall include registration of the Short Term Residential Rental with the Town containing information where the owner or their agent can be contacted on a 24/7 basis to respond to any disturbances or emergencies associated with the Short Term Residential Rental.
5. The Short Term Residential Rental property may not be used for commercial events such as weddings or other large parties unless a Special Permit is granted subject to the criteria outlined in the purpose of this section. ~~All required insurance and other permits shall be obtained prior to the event with documentation submitted to the Planning Board.~~
6. Outdoor lighting to guide visitors to their accommodations shall be pedestrian in scale and shall be directed downward to shield abutting properties from impacts. Lighting shall incorporate full cut-off fixtures to reduce light pollution and fixtures shall be “dark sky” compliant and meet International Dark Sky FSA certification requirements.