

Buckland Short Term Residential Rentals (proposed changes or additions to Zoning Bylaws shown in track changes)

BUSINESS USES	VC	VR	RR	C	I	HI
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 available to rent for overnight accommodations, 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 available to rent for overnight accommodations, 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 available to rent for overnight accommodations, 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 bedrooms available to rent for overnight accommodations, with or without kitchen facilities, in a non-owner occupied residential dwelling</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Motels, Hotels	SP	N	N	SP	N	SP
Inns	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
<u>Bed and Breakfast, up to 4 rooms</u>	<u>Y</u>	<u>SP</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>SP</u>

SHORT TERM RESIDENTIAL RENTAL: A residential property where rooms for overnight accommodation are rented out for less than 30 consecutive days. It does not include tenancies at will or month to month leases. For purposes of this bylaw, this includes traditional Bed & Breakfasts, online overnight accommodation rentals, and lodging houses as well as residential dwellings. Short Term Residential Rentals may be allowed in owner occupied Single-Family, Two-Family and Multi-Family Dwellings as well as Attached and Detached Accessory Dwelling Units provided that the Performance Standards of Section 4-9 are complied with.

OWNER OCCUPIED RESIDENTIAL DWELLING: A Residential Dwelling which is the primary residence of the property owner and where they reside for at least 9 months of the year. Property owners shall register their Short Term Residential Rental with the Town Clerk and shall provide emergency contact information.

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 (30 days or greater) rental housing, and preserving the rural character of the town. Rentals for a period of less than 30 days may be allowed in residential dwellings subject to the conditions outlined below. All such rentals must comply with all applicable Board of Health regulations. This section does not apply to property that is rented out through monthly tenancies (at will or via leases) or to time-share agreements.

Performance Standards

1. The portion of the dwelling devoted to transient occupancy shall be compatible with the neighborhood character.
2. No more than two (2) adult occupants per bedroom.
3. One off-street parking space shall be provided for each room to be rented.
4. No loud noise or music (noise levels shall not exceed 30 dBA at the boundary of the property), excessive traffic (no more than 20 vehicle trips per day) or other disturbances shall be allowed.
5. The owner must have all the necessary state and local licenses and approvals for the short term rental.
6. The Short Term Residential Rental property shall not be rented out for special events such as weddings or other large parties unless a Use Permit is granted by the Select Board. No more than [insert #] special events can occur per year.
7. Adequate potable water and wastewater treatment shall be provided.
8. Adequate screening of parking areas from abutting residential parcels and roadways shall be provided.
9. 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.

10. The property owner must register the Short Term Residential Rental with the Town Clerk and must provide information where they 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.