

Include a definition of "Short-Term Home Rental" in Section 120-64:

**SHORT-TERM HOME RENTAL – A dwelling having a registered resident host in an owner-occupied single-family home in which at least three and not more than five bedrooms are provided for overnight accommodation, the rates for which include lodging only and in which no public restaurant is maintained and no other commercial services are offered. Rentals within approved lodging facilities, short-term room rentals, or bed and breakfast establishments are not considered short-term home rentals.**

Replace the definition of "Room Rental Home" with a definition for "Short-Term Room Rental," as follows:

**SHORT-TERM ROOM RENTAL - An owner-occupied single or two-family dwelling in which at least one and not more than two bedrooms are provided for overnight accommodations, the rates for which include lodging only, and in which no public restaurant is maintained and no other commercial services are offered. Short-term room rental homes shall have a registered resident host, or if non-hosted, a registered name of a licensed agent that has the right to control possession of the dwelling. Rentals within approved lodging facilities, short-term home rentals, or bed and breakfast establishments are not considered short-term room rentals.**

Proposed changes to Section 120-17 are as follows:

**~ 120-17. Bed and breakfast establishments, ~~room rental homes~~ short-term home rentals and short-term room rentals.**

A Bed and Breakfast Establishment **and short-term home rentals**, may be allowed in an owner-occupied single-family dwelling and **a Room Rental Home short-term room rentals**, may be allowed in an owner-occupied single-family or two-family dwelling, subject to applicable Special Permit and Site Plan approvals and compliance with the following standards:

- A. Each Bed and Breakfast Establishment, **Room Rental Home short-term home rental and short-term room rental** shall be designed maintained and operated so as to preserve and complement the residential appearance of the site and the existing character of the surrounding area.
- B. **Except for non-hosted short-term room rentals**, a registered resident host of the property shall live on the site throughout the visitors' stay and supervise guests so as not to disrupt the neighborhood. **An owner of a short-term room rental leaving Dutchess County during the rental period must engage the services of and register a licensed real-estate agent with the zoning enforcement officer.**
- C. The guest **bed**rooms shall be limited to the principal dwelling and/or one accessory building. Any guest **bed**room in an accessory building shall have **approved** sanitary facilities **within that accessory building.**

- D. No guest shall stay for a period of time in excess of 30 days.
- E. The owner shall collect and preserve registration records for a minimum of three years.
- F. The owner or resident host may serve breakfast to guests, but a public dining room, restaurant, bar or other commercial uses are prohibited.
- G. Off-street parking shall be located behind the front plane of the principal structure and shall be consistent with the residential character of the site. Parking shall be consistent with Section 120-16 and Table 3 **and noted on any approved site plan. Any required additional parking should not be allowed in front of a principal structure by expanding use of an existing driveway.**
- H. **For Bed and Breakfast Establishments,** one identification sign is permitted, not to exceed four square feet in area and five feet in height, and shall be otherwise in compliance with Section 120-19, Signs and Supporting Structures.
- I. The owner shall give reasonable access for inspections to be conducted to ensure compliance with the provisions of this Chapter and the NYS Building **and Fire Prevention Codes. An annual satisfactory inspection from the Code Enforcement Officer is required for an administrative permit as well as for all rentals pursuant to this Section 120-17. The Village of Rhinebeck permit number must be included in all online and other rental listings.**
- J. A short-term home rental shall have no more than 10 adult occupants as lodgers at any given time. A short-term room rental shall have no more than four adults or six total occupants as lodgers at any given time, and total non-hosted rentals shall not exceed 40 days per annum.**
- K. When considering an administrative permit, the Zoning Enforcement Officer may refer the application to the Planning Board for Site Plan approval for those issues involving exterior site changes necessary to meet parking or other standards.**
- J. For those properties currently in non-compliance with the terms of this Section 120-17 and that are not under review as of the date of adoption of its revisions, enforcement will be delayed for six months to provide a transitional period for permitting.**

In Section 120-6, table 1, Allowable Use Groups Chart, Room Rental Home will be deleted and replaced with a line for Short-Term Room Rental. Change "p" in the Village Center and Residential districts to "a/p". Medical and Professional will be "sp" and Gateway Business will be "X." A new use "Short-Term Home Rental" will be added to the table and in the "Village Center" and "Residential" Districts, and "Medical and Professional" districts, "sp" needs to be added. In the same use category "X" will be added to the "Gateway Business" Districts. In Section 120-6-B, add a sentence that states, "In the Residential and Village Center Districts, the symbol "a/p" means "administrative permit with site plan approval not required."

In Table 3, Off-Street Parking Chart, delete the category "Room rental home," and replace with a category—having the same standards—"Short-term room rental." Add a category for

"Short-term home rental," having the same standards as the existing category "Bed-and-Breakfast establishment."

Note: In Section 120-64, the definition of Lodging Facility should read, **"Any hotel, motel or inn providing sleeping accommodations for transient guests, with or without a dining room or restaurant, excluding short-term home rentals, short-term room rentals and bed-and-breakfast establishments."**

Replace the definition in Section 120-64, "Owner-Occupancy," to read, **"Where owner-occupancy is required, the lot and dwelling unit must be the owner's legal home where the owner resides on a permanent basis for at least 240 days of the year."**

Add a definition in Section 120-64, Administrative Permit to read, **"A discretionary permit with site plan approval not required for the use of short-term room rentals that is issued by the Code Enforcement Officer and Zoning Enforcement Officer pursuant to Section 120-17."**