

SYNOPSIS

Proposed draft to be discussed to be discussed at the meeting. See the attached file for the code draft. Copies can also be picked up at the Village Office.

Draft Revisions to Chapter 120 Village of Rhinebeck Zoning Code (Draft) affecting short-term rentals

The Draft introduces two new categories for short term rentals. A Short Term Home Rental use is introduced which is very similar to the existing Bed and Breakfast Establishment Use. Short Term Home Rentals require a registered resident host and non-hosted rentals are not permitted. This use includes short term rentals for 3-5 bedrooms but is not a traditional bed-and-breakfast in that no meals will typically be served. The use does not allow a sign and like a Bed-and Breakfast Establishment, does not allow more than 10 adult occupants as lodgers at any given time.

On the allowable use chart, Short Term Home Rentals require a special permit in the Residential, Village Center, and Medical and Professional Districts. It is not an allowable use in the Gateway Business District.

The Short Term Room Rental is an added use in the Draft and replaces the Room Rental Home use currently found in the Code. Short Term Room Rentals are allowed for 1-2 bedrooms, are owner-occupied, and are either hosted or non-hosted. Non-hosted rentals may not exceed 40 days per year. No signage is allowed.

On the allowable use chart, Short Term Room Rental's require an Administrative Permit in the Residential and Village Center Districts. The use is prohibited in the Gateway Business District and a Special Permit is required in the Medical and Professional District. An Administrative Permit is a discretionary annual permit concerned primarily with Building and Fire Code compliance. The annual inspection is required for all short-term rentals.

Note: Short Term Room Rental's are allowed in single or two family dwellings, and Short Term Home Rentals are allowed in single family dwellings. Guest bedrooms are allowed in accessory buildings with approved sanitary facilities.

There are other nuances in the draft that are not included here. Bear in mind, the Draft does not address rentals of thirty days or more, and does not affect traditional Lodging Uses.