

Draft revision to Chapter 120 Village of Rhinebeck Zoning Code (Draft affecting short-term rentals), Points to Consider

- Short Term Room Rentals to replace current Room Rental Home use for 1-2 bedrooms only. Maximum lodger occupancy is four adults or six total.
- Short Term Room Rentals to allow non-hosted rentals but may not exceed 40 days per year.
- Short Term Room Rentals require owner-occupancy, defined as the owners' legal home where the owner resides for at least 240 days per year.
- Short Term Room Rentals require a registered resident host but where non-hosted may require a name of a registered agent with the right to control possession of the dwelling. For real estate activities requiring a license, a licensed agent may be required. The agent requirement is for owners leaving Dutchess County overnight.
- Short Term Room Rentals require an Administrative Permit in the Residential and Village Center Districts. The permit, for fire and building safety, needs to be renewed annually. This will be required for all short term rentals.
- For clarification, Short Term Room Rentals are permitted in single or two family dwellings. Guest bedrooms are to be limited to the principal dwelling and/or one accessory dwelling.
- Building inspector may refer to the Planning Board for site plan approval, situations where necessary exterior site changes are required.
- Any required additional parking should not be allowed in front of the principal building by expanding use of an existing driveway.
- For properties currently in non-compliance, enforcement will be delayed for six months—from date any code revisions are enacted—to provide a transitional period for permitting.