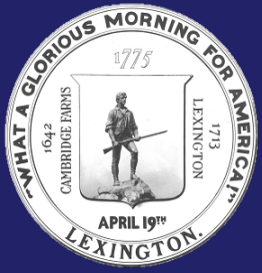


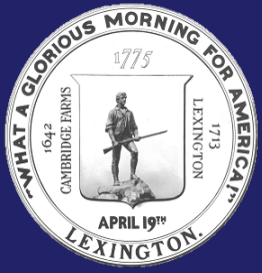
Welcome to Annual Town Meeting

Article 36: Amend Zoning Bylaw –
Short Term Rentals



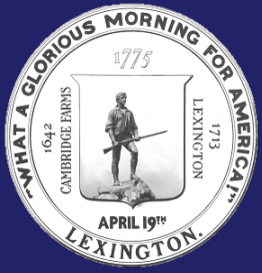
Article 36: Amend Zoning Bylaw- Short Term Rentals

Problem: The Land Use Health & Development Department was asked to develop a regulation in response to concerns from residents in neighborhoods experiencing impacts where Short Term Rentals operate.



Article 36: Amend Zoning Bylaw- Short Term Rentals

- Solution: The Land Use, Health & Development Department's Building/Zoning Public Health, Economic Development, and Planning Divisions cooperated on the Short Term Rental bylaw to protect residents' public safety, public health and quality of life, while allowing an avenue for residents to operate short-term rental businesses in homes in Lexington.



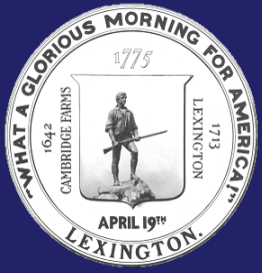
Article 36: Amend Zoning Bylaw- Short Term Rentals

Overview

Short-Term Rental (STR) refers to the rental of any dwelling unit or bedroom as residential accommodation for a duration of less than 30 consecutive days.

Registration

- Annual Registration
- Inspection by Building Dept. prior to Certificate being issued



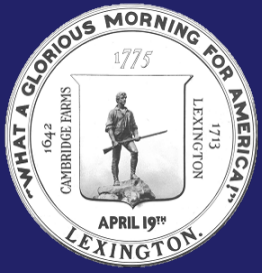
Article 36: Amend Zoning Bylaw- Short Term Rentals

Operator-Occupied

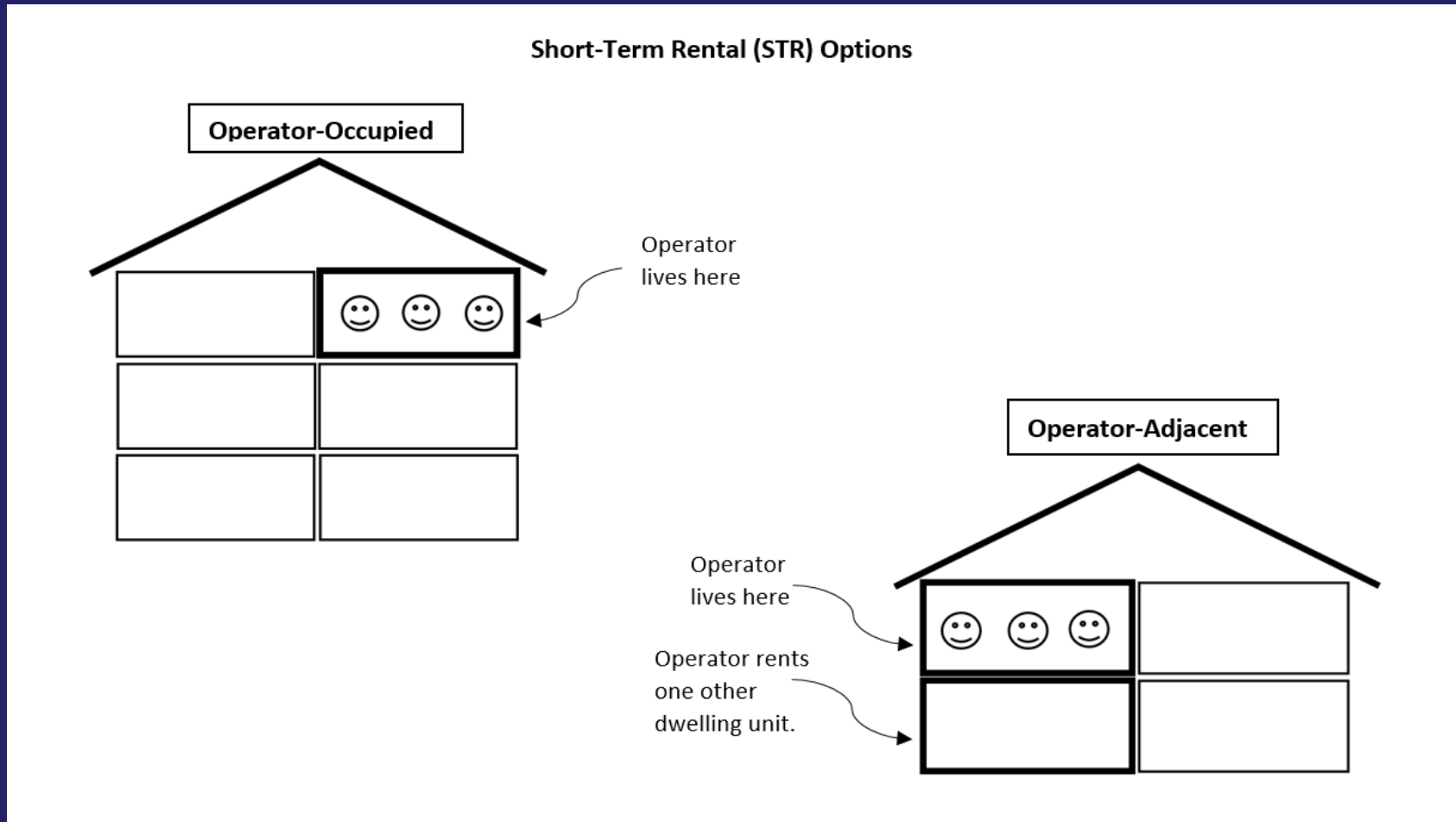
- Rent the whole dwelling unit or up to three (3) bedrooms in your own dwelling unit where you live as a primary residence.

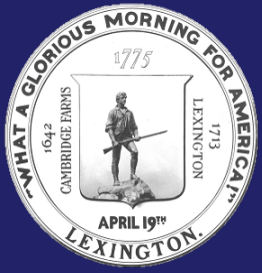
Operator-Adjacent

- If you are the owner of an entire building containing a maximum of four (4) dwelling units, one of which is your primary residence, then you can operate a STR in one of the other dwelling units.
- You may separately rent up to three (3) bedrooms in your own unit as an Operator-Occupied STR.



Article 36: Amend Zoning Bylaw- Short Term Rentals

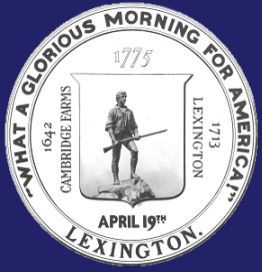




Article 36: Amend Zoning Bylaw- Short Term Rentals

Requirements

- STRs cannot be rented more than 90 consecutive or nonconsecutive days per year when Operator not present.
- Must comply with regulations from Building Department
 - Proof of Residency
 - Compliance with Town's Fire and Safety Regulations
 - Life Safety Systems in place
 - List of occupants occupying STR



Article 36: Amend Zoning Bylaw- Short Term Rentals

What cannot be a STR?

- Designated Affordable Housing
- Accessory Apartments
- Any property in violation of State Sanitary Code