

Schedule of STR uses by zoning district

LEGEND

- P Indicated use is permitted by right in district, with license.
- S Indicated use may be approved as a Special Permit use.

	R-E	R-1A	R-1B	R-1C	R-2	R-3A	R-3B	R-3C	R-3D	R-3E	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	M-1	M-2	M-3
Bed & Breakfast Homestay Establishment ¹	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	Not Allowed	P	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Bed & Breakfast Inn	Not Allowed	S	S	S	S	S	S	S	P	P	P	P	P	P	Not Allowed	Not Allowed	Not Allowed				
Short Term Rental Type I - Owner Occupied	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	Not Allowed	P	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Short Term Rental Type II - Non-Owner Occupied, Single Family or Duplex ¹	S	S	S	S	P	P	P	P	P	P	P	P	P	Not Allowed	Not Allowed	Not Allowed	P	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Short Term Rental Type III - Non-Owner Occupied, Multi-Family ²	Not Allowed	S	S	S	S	S	Not Allowed	S	S	S	P	Not Allowed	P	Not Allowed	Not Allowed	Not Allowed	Not Allowed				

Notes:

1. In R-E, R-1A, R-1B, R-1C, and R-2 zoning districts, a Bed & Breakfast Homestay Establishment or Short Term Rental Type II may not be located within 500' of another licensed Bed & Breakfast Homestay Establishment or Short Term Rental Type II. The 500 feet restriction in R-2 zoning districts will be effective April 30, 2020.
2. STR Type III properties may operate up to 5 units as STRs. STR Type III properties that meet the following criteria are exempt from this requirement:
 - a. The building is made up of individually owned units where each individual owner or person with an influential interest in a legal entity operates no more than five units as short term rentals;
 - b. The property is located in the Downtown District Overlay;
 - c. The property is zoned C-4; and
 - d. The applicant provides written verification from the association governing the individual units, including a condominium association, owners' association, or management company for such condominium association or owners' association, that:
 - i. Short Term Rentals are allowed in the building;
 - ii. all individual owners or persons with an influential interest in a legal entity have been informed that Short Term Rentals are allowed in the building; and
 - iii. there are written association policies, which have been provided to each owner, regulating the use of common areas by owners and occupants of the owner's unit.