

SECTION _____ ESTABLISHMENTS FOR TRANSIENT LODGERS**Purpose**

To define and regulate commercial Lodging Facilities and the use of residential housing as Short-Term Rentals in The Town of Williamsburg:

- To minimize public safety risks for guests and visitors, and to minimize possible nuisances for abutters;
- To ensure the safe and orderly provision of lodging for transient lodgers within the Town of Williamsburg;
- To ensure the maintenance of the character and livability of neighborhoods in the Town of Williamsburg.
- Only those uses which meet the definitions of “Short-Term Rentals in a Single-Family Dwelling” and “Lodging Facilities” contained herein shall be permitted within the Town. All other types of non-qualifying rental lodgings for transient lodgers are expressly prohibited.

Short-Term Rentals in a Single-Family Dwelling**General Standards**

A home owner or lease holder may rent up to four (4) bedrooms in the owner’s or leaseholder’s primary residence, for overnight lodging of transient guests, for a period not to exceed thirty-one (31) days for any one rental. The dwelling must be a Single-Family Dwelling and shall not be part of a multi-family dwelling, or be connected to another dwelling, or share well or septic systems with another dwelling. Short-Term Rentals in Single-Family Dwellings require a Special Permit from the Zoning Board of Appeals for all Zones, and shall meet all applicable Special Permit criteria as set forth in Section 5.5 of the Zoning Bylaw. See also General Bylaws for The Town of Williamsburg for additional regulations and requirements.

Limitations

All owners or leaseholders of Short-Term Rentals in a Single-Family Dwelling shall ensure that renters refrain from activity and behavior that produces noxious light, odor, dust, fumes, amplified sound, excessive noise, and other nuisances. All Short-Term Rentals in a Single-Family Dwelling must comply with all Zoning and General Bylaws of the Town of Williamsburg, including those related to signage. See also General Bylaws for the Town of Williamsburg for additional regulations and requirements.

Parking

The home owner or leaseholder must provide at least one off-street parking space for each bedroom rented, and one off-street parking space for the owner or leaseholder. The home owner or leaseholder may apply to the Zoning Board of Appeals for a waiver for all or a portion of this requirement. The Zoning Board of Appeals will consider public safety, availability of on-street parking, and concerns of abutters when considering the request for a waiver, but no waiver shall override any seasonal restrictions or prohibitions of on-street parking.

Number of Renters Permitted

The home owner or leaseholder may rent to no more than two adults in any one bedroom. Children under the age of 18 are not limited by this provision, except that the maximum occupancy of the Short-Term Rental shall be no more than ten (10) renters. State and Local Health Department guidelines and restrictions may further restrict the number of transient lodgers permitted.

Primary Residence of Owner or Leaseholder

The dwelling must be the primary residence of the owner or leaseholder, with lodging as an accessory use.

Location of Rental Rooms

The Short-Term Rental units must be within the home owner's or leaseholder's dwelling. Rental of detached or temporary structures, including trailer, mobile home or recreational vehicle, or tents, is not permitted.

Meals

The rental may, or may not, include breakfast. No meals other than breakfast may be served, and breakfast may be served only to overnight guests. Owner or leaseholder must obtain all state and local permits and licenses required to provide food services if breakfast is served on the premises. Additional state regulations related to Bed and Breakfast operations may apply.

Lodging Facility**General**

A hotel, motel, inn, or other establishment may provide sleeping accommodations for transient guests for a period of less than thirty-one (31) days. The lodging facility may, or may not, include a dining room or restaurant. Lodging facilities require a Special Permit from the Zoning Board of Appeals for all Zones and shall meet all applicable Special Permit criteria as set forth in Section 5.5 of the Zoning Bylaw. A Site Plan Review by the Planning Board is also required if the first floor of the lodging facility is equal to or larger than 5,000 square feet. See also General Bylaws for the Town of Williamsburg for additional regulations and requirements.