

1 New definition to be added:

2 Short-Term Rental Unit: Means any transient occupancy of a dwelling unit or any portion thereof, under  
3 a written or unwritten lease, license, or agreement, for a term of less than thirty (30) days.

5 2.11 LODGING, SHORT TERM:

6 The use is regulated to preserve the traditional character of residential neighborhoods that  
7 can be negatively impacted by this type of use and to help preserve the quality and quantity  
8 of the housing stock for year-round residential use. Allowable as either primary or accessory  
9 use.

10 Permitted in all zones except Industrial, providing the following conditions are met:

11 1. The principal use of the lot shall be a single family home.

12 2. No more than one SHORT TERM RENTAL UNIT shall be proposed, permitted, or located  
13 on a single lot.

14 ~~4.3.~~ A Short-Term Lodging application will require a Special Exception approval from the  
15 Canterbury Zoning Board of Adjustment to determine suitability for this use, using the  
16 following criteria:

17 a. The owner of a proposed Short-Term Lodging dwelling unit shall apply for the Special  
18 Exception and pay the review and abutter notification fees.

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20 b. As part of the application approval process the dwelling unit must pass a joint  
21 inspection by the Fire Department and the Building Code Enforcement Department  
22 which shall be limited to the following:

23 i. Combination Smoke & CO detectors must be installed in areas defined by  
24 the Town's adopted codes and must be functioning.

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26 ii. Windows and doors functioning as the primary and secondary means of  
27 egress shall conform to the current adopted Life Safety Code requirements  
28 for One- and Two-Family Dwellings.

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30 iii. No basement space shall be used as sleeping areas unless there are  
31 properly sized egress windows and ~~for~~ doors conforming to the Town's  
32 adopted codes.

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34 iv. A functional fire extinguisher shall be visibly installed in any kitchen area.

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36 ~~v. To determine maximum occupancy of the dwelling unit, floor space square~~  
37 ~~footage shall be confirmed to conform to the Town's adopted codes~~  
38 ~~Maximum occupancy shall not exceed state approved septic loading per~~  
39 ~~bedroom.~~

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41 ~~v.~~

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- vi. To determine maximum number of vehicles allowed per rental, driveway capacity shall be confirmed. On-street parking shall not be allowed.
- vii. Safety concerns reported by lodgers or abutters ~~shall~~ may require another inspection.

~~2.4.~~ The Zoning Board of Adjustment may set other requirements or conditions as part of the approval process.

~~3.5.~~ The owner of a Short-Term Lodging unit will be responsible for:

- a. Ensuring that all parking of vehicles is on site;
- b. Ensuring that occupancy limits are not exceeded;
- c. Any other site-specific conditions imposed as part of the approval.

~~4.6.~~ Short-Term Lodging applications shall be reviewed and approved or denied within 30 days of receipt of a complete application. Notice of the approval or denial will be mailed to the applicant and abutters as defined in RSA 672:3.

~~5.7.~~ Approval for Short-Term Lodging use will be in effect for ~~five-two (2)~~ years from date of approval and must be renewed by the Code Enforcement Officer after an inspection to ensure that all conditions for approval are still in effect.

~~6.8.~~ Violation of this ordinance will subject the property owner to fines and penalties outlined in Article 10.0 of the Canterbury Zoning Ordinances consistent with NH RSA 676:17, and revocation of approval.~~7.~~

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