

1 [GM edit 12/29/23](#)

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 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. ?Were is fee schedule?
- 19
- 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.
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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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