MIDDLETOWN
Rhode Island

**TOWN COUNCIL**
**TOWN OF MIDDLETOWN**
350 East Main Road, Middletown, RI 02842
(401) 842-6500 | MiddletownRI.com
Date

To: The Honorable President Paul Rodrigues & the Members of the Middletown Town Council

From: Councilor Peter D. Connerton, Sr.
Chair, STR Sub-Committee

Date: June 24, 2024

Re: STR Sub-Committee Zoning Ordinance Recommendation

President Rodrigues and fellow Town Councilors,

The STR Sub-Committee has held six (6) meetings to date, collected and reviewed an appreciable amount of data, had discussions with both those who are in favor of them, as well as those opposed and others in between.

Our first recommendation would be the creation of a new STR Zoning ordinance. This will enable the Town to regulate the growth of this industry and set the parameters required for future STRs to operate under.

The STR Sub-Committee members have, unanimously, agreed on this course of action, but have had a disagreement regarding the allowance for children as currently permitted in Chapter 98 Short-Term Rental Leases. The two (2) STR Draft Zoning Ordinances presented demonstrate options to resolve this conflict.

It is the hope of the STR Sub-Committee that the entire Town Council will work together to approve a Draft Ordinance to forward to the Planning Board for review. Optimistically, that body will return the finished product to the Council for approval and implementation.

Respectfully submitted,

Peter D. Connerton, Sr.
Chair, STR Sub-Committee Chair
Middletown Town Councilor

Version A

Middletown – Draft Zoning Ordinance Amendment – Short-Term Rental

## Chapter 152 – Zoning Code

* * *

## Article 4. Definitions

### § 400. Definitions

* * *

~~*Rooming House*~~*Short-Term Rental*. A building in which one or more dwelling units or rooms for sleeping are rented for lodging accommodations for periods of thirty-one (31) consecutive days or less with or without the furnishing of meals and with the owner who is in charge and manages such rentals residing in said building at all times during the period of such rental. No more than six short-term renters, regardless of age, shall be allowed during any rental period irrespective of the number of dwelling units or rooms for sleeping that are contained in the building. Only one building on a lot or parcel of land shall be allowed a Short-Term Rental use. All Short-Term Rentals must be registered in accordance with the requirements of Chapter 98 of the Town Code of Ordinances, titled Short-Term Rental Leases, and must fully comply with the restrictions stated therein. ~~A single-family dwelling in which the principal resident rents not more than two rooms, without kitchen facilities and with or without provision of meals, to not more than two persons per room.~~

* * *

## Article 6. Application of District Regulations

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### § 602. Schedule of District Regulations – Uses and Districts

* * *

# Middletown – Draft Zoning Ordinance Amendment – Short-Term Rental

| | R60 | R40 | R30 | R20 | R10 | RM | GB | LB | OB | LI | L2 | OP | OS | P | MT | ABD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential – Conventional Development | | | | | | | | | | | | | | | | |
| ~~Rooming houses~~Short-Term Rental | S* | S* | S* | S* | S* | S* | Y | Y | Y | N | N | N | N | N | S* | S* |

*Any special use permit granted for a Short-Term Rental shall be subject to the conditions set forth in Article 27C of this ordinance.

## Article 27C. Short Term Rentals

* * *

### § 27C01. Short-Term Rental.

Short-Term Rental shall only be permitted by special use permit in all residential zoning districts, and must fully comply with the restrictions set forth for said use in the definition of "Short-Term Rental" as stated in Article 4 of this Zoning Ordinance, or else the use is prohibited. In addition to any other requirements set forth in this zoning code for granting of a special use permit, a special use permit may only be granted for a Short-Term Rental if the following standards are also met:

(1) The use of the property must fully comply with Chapter 98 of the Middletown Code of Ordinances, as currently drafted and as may hereafter be amended, titled Short-Term Rental Leases.

(2) The property owner must submit an affidavit to the Zoning Enforcement Officer attesting that the use fully complies with the restrictions stated in Article 4 of this Zoning Ordinance in the definition of "Short-Term Rental."

(3) The grant of any special use permit set forth may be granted upon any condition allowed under § 904 of this zoning code.

Version B

# Middletown – Draft Zoning Ordinance Amendment – Short-Term Rental

## Chapter 152 – Zoning Code

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### Article 4. Definitions

### § 400. Definitions

* * *

~~*Rooming House*~~*Short-Term Rental*. A building in which one or more dwelling units or rooms for sleeping are rented for lodging accommodations for periods of thirty-one (31) consecutive days or less with or without the furnishing of meals and with the owner who is in charge and manages such rentals residing in said building at all times during the period of such rental. No more than four short-term renters, excluding children under the age of twelve (12), shall be allowed during any rental period irrespective of the number of dwelling units or rooms for sleeping that are contained in the building. Only one building on a lot or parcel of land shall be allowed a Short-Term Rental use. All Short-Term Rentals must be registered in accordance with the requirements of Chapter 98 of the Town Code of Ordinances, titled Short-Term Rental Leases, and must fully comply with the restrictions stated therein. ~~A single-family dwelling in which the principal resident rents not more than two rooms, without kitchen facilities and with or without provision of meals, to not more than two persons per room.~~

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### Article 6. Application of District Regulations

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### § 602. Schedule of District Regulations – Uses and Districts

* * *

| | R60 | R40 | R30 | R20 | R10 | RM | GB | LB | OB | LI | L2 | OP | OS | P | MT | ABD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential – Conventional Development | | | | | | | | | | | | | | | | |
| ~~Rooming houses~~Short-Term Rental | S* | S* | S* | S* | S* | S* | Y | Y | Y | N | N | N | N | N | S* | S* |

*Any special use permit granted for a Short-Term Rental shall be subject to the conditions set forth in Article 27C of this ordinance.

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(3) The grant of any special use permit set forth may be granted upon any condition allowed under § 904 of this zoning code.