

Town of Londonderry, Vermont

Londonderry Housing Commission Meeting Agenda

Thursday, February 1 – 6:00 - 7:30 PM
100 Old School Street, South Londonderry, VT 05155

1. Call Meeting to Order - [Google Drive of Materials](#)
2. Additions or Deletions to the Agenda [1 VSA 312(d)(3)(A)]
3. Priority Strategies
 - a. Zoning Bylaws
4. Adjourn

The meeting may be attended remotely as follows:

Via web: <https://us02web.zoom.us/j/83724997652?pwd=UTBqQXF6NU1HWUs0UzlxTG91M0prQT09>

Meeting ID: 837 2499 7652

Passcode: 771464

One tap mobile

+16469313860,,83724997652#,,,,*771464# US

+19292056099,,83724997652#,,,,*771464# US (New York)

Dial by your location

• +1 646 931 3860 US

• +1 929 205 6099 US (New York)

It is strongly recommended that potential participants familiarize themselves with Zoom software (<https://zoom.us/>) prior to the meeting as the Board will not dedicate time to educating the public in its use.

Posted and distributed on 1/30/2024

Language for Proposed Short-Term Rental Zoning By-Laws

520 Specific Use Standards

Capitalized terms used but not defined in the By-Law shall have the meaning given in the STR Ordinance.

5203 A

Short-term rental or “STR” means a dwelling unit on a property that can be rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and is rented more than 14 days per calendar year. Operation and dwelling unit capacity of STRs are subject to the requirements for Short Term Rental Registrations contained in **Article 4 of the Londonderry Short-Term Rental Ordinance** passed on December 19, 2023 (the “STR Ordinance”).

5203 B DEFINITIONS

- (i) Owner means an Operator that directly or indirectly itself or with one or more other persons holds title to or a beneficial interest in a Lot.
- (ii) “Owner-Occupied”, means a Lot on which an Owner maintains their primary residence and for which that Owner has made a Vermont Homestead Declaration.
- (iii) “Secondary”, means a Lot on which an Owner is in residence not less than 45 days per calendar year.
- (iv) “Income Producing Real Estate” (“IPRE”), means a Lot on which STR units are operated and is one of the following: (i) an Investor-owned Lot, (ii) a Secondary property which exceeds the permitted STR units, or (iii) any STR unit or Lot which exceeds the permit limits under this by-law.
- (v) “Investor”, means an Owner who does not reside at the Lot in question for at least 45 days per calendar year.

5203 C SHORT-TERM RENTAL DENSITY LIMITATIONS

The short-term rental of a Dwelling Unit requires the annual issuance of a Short-Term Rental Registration from the STR Administrator in accordance with the STR Ordinance, all of the terms and conditions of which are incorporated herein by this reference. An Owner shall not commence the use of a Dwelling Unit as an STR unless and until the STR Administrator issues the requisite Short-Term Rental Registration. The operation of STRs is further subject to density limitations as set forth below:

A. Permitted STR registrations:

The STR Administrator shall be permitted to issue STR registrations for a single Lot as follows:

- (i) The registration of two (2) STRs on a Lot that is Owner-Occupied.
- (ii) The registration of one (1) STR on a Lot that is a Secondary home.
- (iii) Operators may only register STRs on one (1) Lot.

The STR Administrator shall not issue STR Registrations in respect of IPRE except as provided in Part B below.

B. Pre-Existing STRs

The Operator of a pre-existing STR that (i) has been in operation for a period of more than one (1) year prior to the adoption of this by-law, (ii) exceeds the STR's permitted pursuant to this by-law, (iii) otherwise complies with all terms of the STR Ordinance, may apply for a Conditional Use registration as permitted by this Part B. Any such application will require appropriate notice for public comment and the approval of both the STR Administrator and DRB.

All such pre-existing STRs, if approved, shall become a Pre-Existing STR and shall be subject to the requirements and registrations fees for Income Producing Real Estate under this Section 5203 C (B), all other requirements under this by-law, the STR Ordinance and to the below schedule of maximum permitted IPRE STR registrations.

- (i) Owner Occupied Property: Up to one (1) additional Lot and a total of up to two (2) STR registrations.
- (ii) Secondary Property: Up to one (1) additional STR registration-on the Secondary home property.
- (iii) Investor: Up to one (1) Lot and two (2) STR Registrations.

C. The Dwelling Unit capacity of short-term rentals shall be as set forth in the STR Ordinance. An Owner shall not advertise or permit occupancy by more than the capacity set forth in this section.

Note these additional restrictions:

- (i) The number of occupants of and visitors to an STR shall not exceed the capacity of Wastewater disposal or cause the system to overflow.
- (ii) The number of parked vehicles shall not exceed the number of spaces permitted by the zoning requirement for that Lot.
- (iii) Lighting and noise must remain in the range outlined in the sections dealing with that issue in each zoning district nor be out of character with neighboring lots in one (1) mile proximity to the STR lot.
- (iv) Prohibitions:
 - a. No group gatherings such as weddings, parties, retreats, and other similar group events.
 - b. No outdoor activities between 9 PM and 7 AM.
 - c. No signs or other outside indications that the dwelling is used as a short-term rental.
 - d. The total number of guests or other persons present at any time on an STR Lot, whether pursuant to the short-term rental lease or other agreement with the Operator shall not exceed two (2) times the overnight capacity approved on the Short-Term Rental Registration for that Lot.