



CITY OF HALLOWELL

ONE WINTHROP STREET
HALLOWELL, MAINE 04347

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Ordinance Rewrite Committee Short-Term Rentals

- **Issues to Address**
 - Promote a more level playing field between STRs and traditional lodging establishments
 - Protect neighborhood character, particularly residential neighborhoods
 - Discourage disruptive behavior
 - Promote safety for renters
 - Ensure adequate facilities such as parking are available

- **Define short-term rentals**
 - Owner occupied: A single-family dwelling, duplex, or multi-family dwelling in which the property owner resides full time and in which sleeping accommodations, sleeping rooms, or dwelling units are available to rent by the day or week.
 - Non-owner occupied: A single-family dwelling, duplex, or multi-family dwelling in which the property owner does not reside and in which sleeping accommodations, sleeping rooms, or dwelling units are available to rent by the day or week.

- **Zoning**
 - Owner-occupied: No zoning or licensing. These are typically single-family homes with a room to rent. If meals are provided then it becomes a B & B and would be regulated as such.
 - Non-owner occupied: Same zoning as for B & Bs

Non-Owner Occupied STR		
Permitted Use	Conditional Use	Not Permitted
DT	R1	BB
BA	R2	BC
BD	R3	
	RF	

May want to consider making it conditional use in these districts

- **Performance standards for non-owner occupied STRs**
 - Same standards as for B & Bs (1-5, below), plus some more (6-8, below)

SECTION 9-6XX NON-OWNER OCCUPIED SHORT TERM RENTALS

These performance standards are the same as current standards for B & Bs.

1. There shall be at least one 9' x 18' parking space for each rental room.
2. There shall be at least one bathroom provided for the rental rooms.
3. Each rental room shall have not less than ten by twelve feet horizontal dimensions.
4. Each rental room shall be equipped with an approved smoke detector.
5. Secondary building exits shall be provided for emergency use in conformance with State and local fire and building codes.

These could be new performance standards for non-owner occupied STRs

6. If cooking facilities are available, renters may prepare their own food. Food shall not be prepared for renters by the property owner or his or her agent.
7. Any existing single-family dwelling unit being converted to a non-owner occupied short-term rental shall retain the essential characteristics of a single-family dwelling.
8. Mobile homes, campers, recreational vehicles, travel trailers, and other non-permanent structures shall not be used as short-term rentals.

- Consider adding an in-lieu fee if parking standard cannot be met on site and City parking (street, parking lot) is used

- **Licensing for non-owner occupied STRs**
 - Annual license required (current innkeeper's license is \$100)
 - Provide 24-hour contact info
 - License can be revoked if XX number (3?) of any civil and/or criminal infractions in any 30-day period. License can be renewed by Council after XX days with conditions attached. This would be to protect against non-owner occupied STRs from becoming "party houses", if that's a concern.