

## Land Use Management Ordinance Text Amendment

### Section 3.11 Blue Hill Form District

3.11

#### 3.11. Blue Hill Form District.

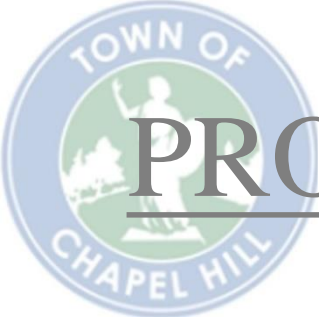
**3.11.1.1 Purpose.** The Blue Hill Form District, previously known as the Ephesus/Fordham Form District, established in Section 3.11 is intended for the specific area of the town designated as a focus area in the Comprehensive Plan 2020. This Form District fosters a residential, mixed use and pedestrian-friendly area. Unlike conventional zoning, this Form District fosters more predictable results and a high-quality public realm. This is achieved by prescribing the physical form of buildings and other elements, by addressing the relationship between building façades and the streetscape, by specifying the form and scale and types of buildings in the District, in

constructed, except in compliance with the design and development standards and the standards contained in the Manual.

C. Application of Land Use Management Ordinance Requirements. Except as provided in this Code, the following provisions of the Land Use Management Ordinance apply in the Blue Hill Form District:

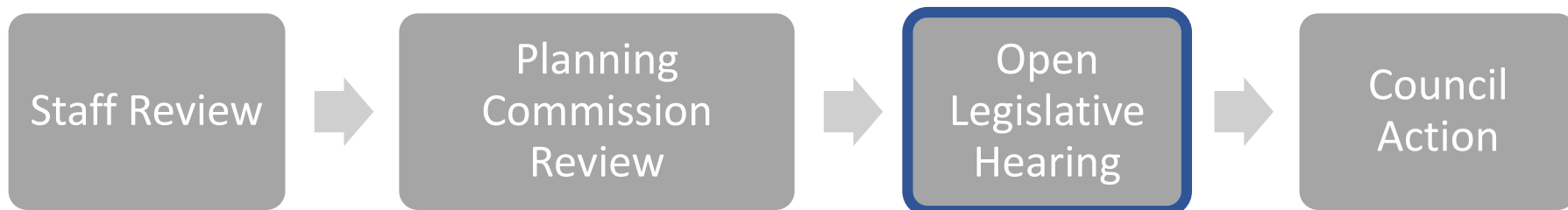
1. Article 3, Zoning Ordinance, Dimensional Standards, and Section 3.11.1.1.
- a. Section 3.11.1.1.
- b. Section 3.11.1.1.
- c. Section 3.11.1.1.
- d. Section 3.11.1.1.





# PROCESS

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# PREVIOUS TEXT AMENDMENT

- Update to Blue Hill Form District Permitted Use Table
- Primary and Dedicated STR's permitted
- Do not count towards 10% nonresidential component in a Mixed Use Building





# STR “MAIN” ORDINANCE

- Operational Standards for Short-Term Rentals
  - No more than 3% of units in a multifamily building
  - Designated Responsible Party
  - Maximum Occupancy
  - Parking Spaces – 1 per bedroom + 1
  - Sign prohibition
  - Minimum Rental Age
  - Minimum Rental Duration
- Not currently applicable in Blue Hill – Article 6 regulations

Planning  
Commission  
Review  
5/04/21



Council  
Approval  
6/23/21



# INTERESTS

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1. Council consideration of applying Town-wide operational standards in Blue Hill
2. Criteria to distinguish Overnight Lodging from Short-Term Rentals



# PROPOSED AMENDMENT

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## Section 3.11.3.5.A.5

5. Short-Term Rental. ~~See Section 6.27.3 Definitions.~~  
**Establishments as defined in Section 6.27.3 of this appendix, and in addition, any configuration of lodging units that does not meet the definition of Overnight Lodging under Section 3.11.3.5.C.7. Short-term rentals shall be subject to the requirements of Section 6.27 of this appendix.**

- *Applies all the same operational standards – equal footing with other zoning districts*



# PROPOSED AMENDMENT

Section 3.11.3.5.C.7

7. Overnight lodging. Accommodations arranged for short term stays of less than thirty (30) days for rent or lease, **consisting of a collection of lodging units that are serviced by on-site staff and are not otherwise defined as Short-Term Rentals. In a building that includes both Household Living and Overnight Lodging, each use shall constitute a distinct portion of the building with separate access points.**

➤ *Hotels and similar establishments must:*

1. *Have on-site staff*
2. *Be the primary use in a building with residences*
3. *Function as a portion of the building distinct from residences*

*otherwise, they are classified as Short-Term Rentals*





# RECOMMENDATION

- ❑ Open the Legislative Hearing, receive comments, and continue the hearing to the October 27, 2021 meeting
- ❑ Enact the Ordinance at the October 27, 2021 Town Council Meeting

