

ARTICLE 4: To see if the Town will vote to enact an ordinance entitled “November 2017 amendments to the Newcastle Land Use Ordinance.”

NOTE: Copies of the proposed ordinance can be found at the Town Office.

- To be inserted alphabetically into Chapter II, Definitions

Short Term Residential Rental – any portion of a structure used for habitation that is for rent for less than one month.

- To strike the following phrase from the definition for Transient Lodging:

Transient Lodging - A structure used as a hotel, motel, inn, or bed-and-breakfast facility ~~where customers stay no more than two weeks.~~

- The following changes to Chapter X, District Standards

- o To be inserted alphabetically into the Table DS-1:

District (see previous page)	Village Center	Village Residential	Village Business	District A	District B	District D	Rural	Light Industrial	Commercial	Maritime Activities	Resource Protection	Wildlife Habitat
<u>Short Term Residential Rentals</u>	<u>Note 11</u>	<u>Note 11</u>	<u>Note 11</u>	<u>Note 11</u>	<u>Note 11</u>	<u>Note 11</u>	<u>Note 11</u>	<u>Note 11</u>	<u>Note 11</u>	<u>Note 11</u>	<u>Note 11</u>	<u>No</u>

- o **Note 11 (to be inserted after Note 10)**

Note 11. Short Term Residential Rentals

Short term residential rentals are permitted in all districts except for Wildlife Habitat, but are subject to an annual license approval. Annually, applicants shall apply to the Code Enforcement Officer by August 1. Annually, the Code Enforcement Officer shall collect a license fee for the short term residential rental. The fee schedule shall be established by a majority vote of the Newcastle Board of Selectmen in their reasonable discretion. In each licensing decision, the Code Enforcement Officer shall consider the enforcement history at the location, whether or not the rental is unduly taxing public infrastructure, public services, or otherwise disturbs the peace of neighbors and the community. Licenses may be rejected if the code enforcement officer finds that a short term

residential rental is a hazard to public safety, is unduly taxing public infrastructure, services, or is causing a disturbance of the peace. Decisions on the granting of the short term residential rental license may be appealed pursuant to the terms of this ordinance.