

WINHALL POLICY RESOLUTION FOR SHORT-TERM RENTALS

“REVISED DRAFT 1/15/19”

The Town of Winhall has the authority to adopt Zoning Regulations to ensure orderly growth provided by the Vermont Municipal & Regional Planning & Development Act, Title 24 VSA, Chapter 117 as amended through 2012.

The Winhall Town Plan encourages development while mitigating problems associated with development to retain the highest characteristics of its rural residential nature. The Town Plan encourages a diverse economy and accommodates changing needs while balancing between shared and individual rights. The local economy is dependent on residents, homeowners and transient visitors.

The Town wishes to achieve these goals with established policies to implement them through adoption of Regulations to ensure orderly development which protects and conserves the character of the community. Such Regulations must mitigate adverse impacts and help prevent declining property values and preserve enjoyment of its rural residential character.

The rental of single-family dwelling units or rental of rooms within such a dwelling on a short-term basis is a commercial use in what is otherwise a primarily residential area.

The purpose of this Policy Resolution is to help bring existing and future short-term rentals into conformance with the goals of the Winhall Town Plan. The Planning Commission makes this Resolution to provide guidelines to facilitate the role of the Zoning Administrator to implement the Winhall Zoning Regulations.

The current Regulations adopted on March 6, 2018 do not define short-term rentals nor is it listed on the use chart which requires the Planning Commission to find a similar permitted use which is not detrimental to other adjoining uses or properties.

The Winhall Zoning Regulations require that no land development including any changes in the use of any building, shall commence unless in conformity with the Regulations and a zoning permit has been issued.

The following guidelines and provisions are required for approval of a short-term rentals:

- 1) Management of parking, noise, and trash shall preserve the character of the area.
- 2) The number of occupants shall not exceed wastewater requirements.
- 3) Compliance with all State requirements including health, fire, tax, and environmental departments shall be met.
- 4) Each short-term rental shall provide a contact person.

A short-term rental requires a zoning permit and is allowed as a permitted use in any district and is considered an accessory use of a permitted, existing dwelling unit.

A short-term rental is defined as a room or furnished home, condominium, or other dwelling rented to the transient or vacationing public for a period of fewer than thirty (30) consecutive days.