

**General Considerations:** We should probably define short term and long term rentals.

1. Define short term rentals
  - a. Vacation rentals – 2 days to 4 months
2. Define long term rentals
  - a. Rentals of more than 4 months
3. Rental locations
  - a. Within ½ mile of the shore
  - b. Outside ½ mile of the shore
  - c. Locations by zone
  - d. East of route 1
4. Seasonal periods – (for York)
  - a. High season - May 15 to September 15
  - b. Low season - September 16 to May 14
5. Types of Rentals:
  - a. Owner-occupied rentals – a room or one entire floor
  - b. A room or one entire floor within a residence (not owner-occupied)
  - c. Entire residence rental
    1. Vacationers
    2. Seasonal workers for local businesses
    3. College students
  - d. Renting to occupants within the owner's family
  - e. Renting to occupants outside the owner's family
  - f. Rental of buildings **with** street or road frontage
    1. People tend to be more responsible
  - g. Rental of buildings **with NO** street or road frontage
    1. People tend to feel free to act without regard to others.
  - h. Rental contracts
  - i. Real estate agent rental services
6. Affects on other businesses
  - a. "fractional share" units
  - b. Hotel / motel businesses
  - c. Mobile home and camper parks

### **Specific tools for restrictions:**

1. Short term rental permits
2. Business licenses
3. Local tax
4. Rental time frames – Maximum / Minimum
5. Maximum occupancy limits
6. Potential nuisance issues
7. Parking
8. Trash removal
9. Noise
10. Adjacent residences
11. Annual or onetime inspections
12. Number of bedrooms
13. Local ordinances
14. Emergency access
  - a. Fire
  - b. Police
  - c. Ambulance

### **York Zoning Ordinances - that may be applicable**

Definations:           Page 13 Article 2

1. Accessory Dwelling Unit (p. 13)
2. Accessory Residential Unit (p. 13)
3. Accessory Use (p. 13)
4. Boarding House (p. 15)
5. Conditional Use (p. 160)
6. Dwelling, Single- Family (p. 17)
7. Dwelling, Two-Family (p. 17)
8. Dwelling Unit (p. 18)
9. Family (p. 18)
10. Home Occupation (p. 20)
11. Lodging Home / Tourist Home / Inn (p.21)
12. Membership Organization (p. 21)
13. Mixed-Use Building (p. 24)

14. Multi-Family Dwelling (p. 24)
15. Non-Conforming Use (p. 24)
16. Occupied (p. 25)
17. Principal Use (p. 26)
18. Seasonal Dwelling (p. 26)
19. Single Housekeeping Unit (p. 27)
20. Transient Occupancy (p. 28)
21. Year-Round Dwelling (p. 30)

**ARTICLES:**

1. Pg. 127 Article 7 Special Provisions
  - a. 7.7.2 Standards for Bed and Breakfast Operations
2. Pg. 135 Article 7 Special Provisions
  - a. 7.14 Occupancy of Seasonal Dwe

**Writing an appropriate article:**

The town of York, it's residents and homeowners in the immediate vicinity of a short term rental unit have a "reasonable expectation" that renters will be respectful of -----

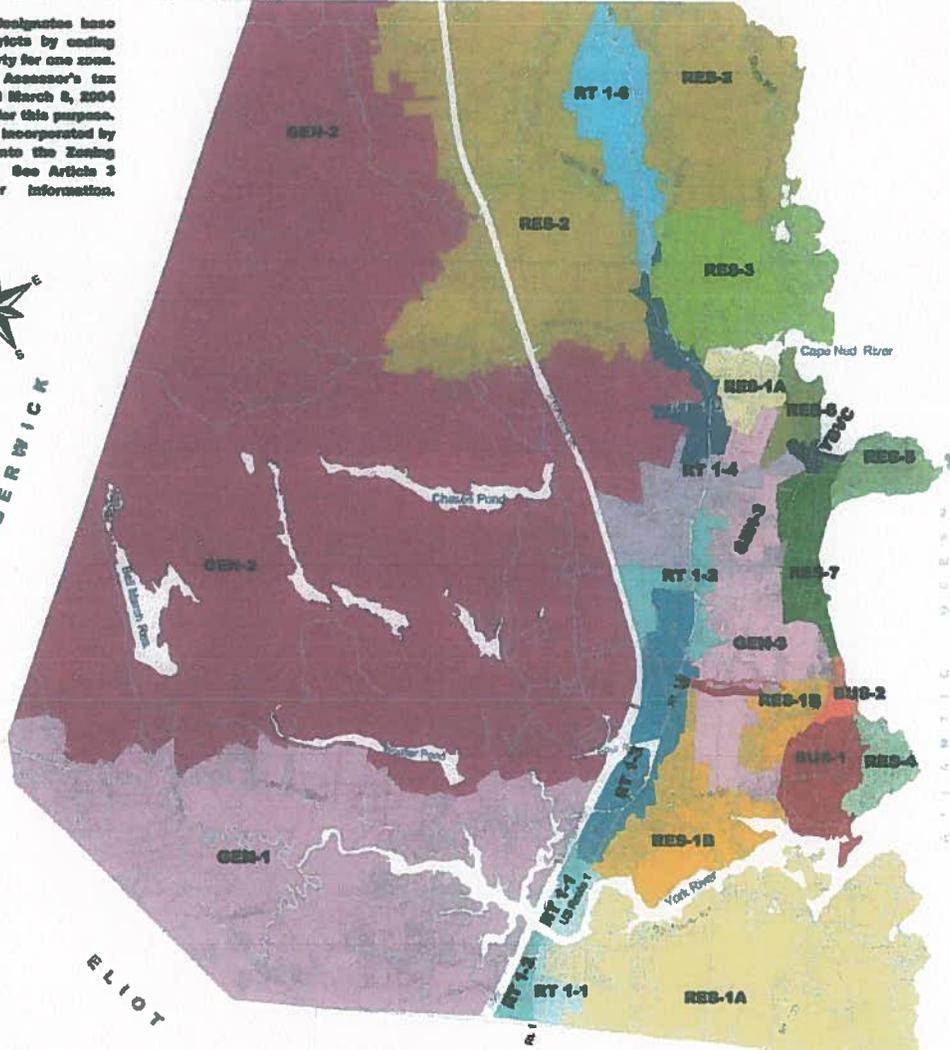
# York Zoning Ordinance: Base Zoning Districts

OGUNQUIT

This map designates base zoning districts by coding each property for one zone. The Town Assessor's tax maps dated March 8, 2004 were used for this purpose. This map is incorporated by reference into the Zoning Ordinance. See Article 3 for further information.

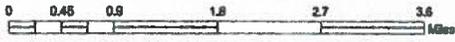


SOUTH BERWICK



**Legend**

- great ponds
- yorlgis.sde.zonedparcels\_11\_08
- BUS-1
- BUS-2
- GEN-1
- GEN-2
- GEN-3
- RES-1A
- RES-1B
- RES-2
- RES-3
- RES-4
- RES-5
- RES-6
- RES-7
- RT 1-1
- RT 1-2
- RT 1-3
- RT 1-4
- RT 1-5
- RT 1-6
- YBVC



Community Development Department  
York, Maine  
Map Prepared: November 4, 2008

