

Limitations on Short-term Rentals of Arrowsic Dwellings

Please see Arrowsic Town Ordinance section 3.7.1 to understand the limits of renting an Arrowsic dwelling for a period of less than 28 days. Copy of the Ordinance section and relevant definition below. Full Ordinance is on the Town website.

3. 7 Home Business

3.7.1 **Arrowsic has no commercial zone.** A home business, as defined herein, may be conducted within a residential zone only after a "Home Business Permit" has been issued by the Planning Board.

- a) A home business is an occupation or business which is carried on within a dwelling or accessory structure to the dwelling by a member of the family residing therein; is clearly incidental and secondary to the use of the dwelling unit for residential purposes; and does not involve any exterior alteration which would change the residential character of the premises. Permitted home businesses include: the production of goods, the sale of goods produced on site, the provision of services performed on site, the provision of goods and services off site for which the material and equipment are kept on site. A sales outlet is not a home business unless the item sold is a product of the labor of a person working in the business (i.e., manufactured, produced, created, caught, grown by the owner or an employee of the business).
- b) If the proposed home business employs more than one person not residing in the dwelling, or if the proposed business use causes the premises to be in any way distinguishable from a single-family residence, the Planning Board may require a Conditional Use Permit, as described in Section 4.2 herein. (6-24-82, 6-15-05)
- c) The rental of more than one dwelling unit on a single parcel of land, or on two or more commonly held parcels, for periods of less than 28 days shall be considered a Commercial Use and not a home business (property held by corporations, trusts or estates with any degree of common ownership or common beneficiaries shall be considered "commonly held."). See the definition of Commercial Use. (6/15/23)

Commercial Use: The use of lands, buildings or structures, the intent or result of which activity is the production of income from the buying and selling of goods and/or services.

The rental of residential buildings and/or dwellings shall not be considered a commercial use, except that short-term rentals (rental of a dwelling unit for periods of less than 28 days) shall be considered a commercial use if:

- a. More than one dwelling unit on a single parcel of land, or on two commonly held parcels, is used for any portion of a calendar year as a short-term rental (property held by corporations, trusts or estates with any degree of common ownership or common beneficiaries shall be considered "commonly held."); or
- b. The owner of the short-term rental does not reside in the Town of Arrowsic for at least six

months of each calendar year; or

- c. The short-term rental is not located on the same parcel or abutting the parcel on which the owner resides.

Where a residence was rented on a short-term basis during the 12 months preceding the effective date of this definition, the rental shall be considered a nonconforming use. (6/15/23)