

Topics for Discussion Regarding City Council Resolution #2020-56: Short-Term Rentals  
Newport Planning Board  
August 3, 2020 Regular Meeting

The Planning Board has been asked by the City Council to consider 3 further amendments to the Code of Ordinances for Guest House short-term rentals in the city. The following questions are brought to the Board's attention for discussion and consideration prior to the drafting of a communication to City Council to enact the amendments.

- limited-duration Special Use Permit (SUP)
  - Duration for approval? Same for all Guest Houses or case by case?
  - How do applicants reapply?
  - How does the City handle a reapplication of a SUP?
- Parking Passes
  - Collecting information on current regulations for passes
  - Collecting information on current parking regulations for Guest Houses
  - Should apply differently for residential vs commercial areas?
  - Should an applicant have to apply for zoning relief if parking not applicable? Or only for the additional passes?
  - Should a public process be met for passes?
- Transient Guest Facilities in Limited Business zone
  - Purpose of proposal was to allow for more than 5 bedrooms be rented as a Guest House in these zones
  - Have 5 rooms by right, additional rooms via SUP?
  - Have higher standard be met for additional rooms?
  - Effort of limiting to 5 bedrooms was for density, safety and for housing affordability, should all these elements be proven for additional rooms?