

ORDINANCE No. _____

AN ORDINANCE IN AMENDMENT TO
THE BRISTOL ZONING ORDINANCE

IT IS HEREBY ORDAINED by the Town Council of Bristol, Rhode Island, that the Zoning Ordinance of the Town of Bristol be amended to add Article XXII, Short Term Residential Rental, to read as follows:

CHAPTER 28 – ZONING

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Article XXII – SHORT TERM RESIDENTIAL RENTAL

Sec. 28-413. Purpose.

- (a) This Chapter sets forth comprehensive standards governing the short-term rental of a dwelling unit and establishes requirements and enforcement mechanisms intended to encompass and regulate all persons engaged in the business of short-term rentals, including without limitation, property owners, property managers, leasing agents, and platforms that facilitate short-term rentals.
- (b) This article is adopted to support the economic opportunity created by short-term rentals, create a playing level field for all parties engaged in the business of providing lodging, ensure the sufficient collection of tax revenue, mitigate the disruptive effects that unmonitored short-term rentals can have on neighborhoods, and protect the livability and quality of life in the Town of Bristol's residential neighborhoods.

Sec. 28-414. Definitions.

The following definitions apply in this section in addition to the generally applicable definitions in § 28-1:

- (a) Booking transaction means any contractual agreement between a guest and an owner relative to a short-term rental
- (b) Guest means any person who occupies a dwelling unit pursuant to a short-term rental.
- (c) Short-term rental means the use and enjoyment of a dwelling unit, or any portion thereof, by guests for a period of less than thirty (30) consecutive days, in exchange for money, commodities, services, or other performances. Hotels, motels, and bed and breakfasts are not considered to be short-term rentals.
- (d) Bedroom is defined as "sleeping room" as set forth in the current version of the Rhode Island Building Code SBC-1.

Sec. 28-415. Occupancy and parking requirements.

- (a) Occupancy. The maximum occupancy for a dwelling unit subject to a short-term rental booking transaction shall be two persons per bedroom. The maximum occupancy may be further limited by the requirements of division (b) below. For the purpose of establishing

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occupancy, a person is defined as an individual at least 12 years of age; provided however, that in no event shall the occupancy of a dwelling exceed 200 gross square feet per occupant.

- (b) Parking. One off-street parking space shall be provided on the same lot on which the short-term rental is located for every two short-term rental guests which the host advertises the dwelling may accommodate. Where the number of parking spaces required by this section cannot be provided on-site, the permitted occupancy of the dwelling shall be reduced to conform to the available amount of off-street parking. All parking spaces required hereunder shall be paved or crushed stone.
- (c) Rental with owner occupancy. If the record owner occupies the dwelling during the short-term rental period, two (2) additional spaces are required per unit.

Sec. 28-416. Local contact and registration.

- (a) The record owner of any property engaged in a short-term rental booking transaction shall register with the Bristol Police Department and provide the contact information of an individual who is able to respond in person to any issues or emergencies that arise during the short-term rental within one (1) hour of being notified. Contact information must include a telephone number that is active 24 hours per day.
- (b) The local contact must be authorized by the record owner to respond to tenant and neighborhood questions or complaints regarding the use of the dwelling for short-term rentals. The local contact shall respond to those complaints to ensure that the use of the dwelling complies with the requirements of this chapter, as well as other applicable town ordinances pertaining to parking, noise, disturbances, or nuisances, as well as state law pertaining to the consumption of alcohol and/or the use of illegal drugs.
- (c) The record owner of any property engaged in a short-term rental booking transaction shall provide in writing to the Town clerk the number of days, in the past calendar year, which the dwelling was occupied by short-term renters, by January 31 of the following calendar year.
- (d) The failure to comply with the above requirements, as well as the failure of the local contact to respond to Bristol Police Department inquiries, shall be considered a violation of this chapter.

Sec. 28-417. Nonconforming uses.

- (a) All booking transactions entered into before the passing of this Ordinance shall be allowed as a preexisting nonconforming use pursuant to Article VIII of the Zoning Ordinance. All booking transactions entered into after the passage of this Ordinance shall not be considered preexisting nonconforming uses and shall be subject to the provisions herein.

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This Ordinance shall take effect upon its passage.