

2024-21

ORDINANCE OF THE
TOWN OF MIDDLETOWN, RHODE ISLAND

AN ORDINANCE AMENDING THE TOWN CODE OF THE
TOWN OF MIDDLETOWN

TITLE XV: LAND USAGE
Chapter 152, Zoning Code

NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:

FIRST: That Town Code Title XV, Chapter 152, Entitled "Zoning Code" , Article 4 – Definitions, Section 400, Article 6, § 602. Schedule of District Regulations – Uses and Districts and Article 27C. Short Term Rentals, § 27C01. Short-Term Rental. Application of District Regulations is amended as follows (language to be deleted is ~~struck~~ out within brackets; language to be added is underlined):

§ 400. Definitions

~~Rooming House~~Short-Term Rental. A building in which one or more dwelling units or rooms for sleeping are rented for lodging accommodations for periods of thirty-one (31) consecutive days or less with or without the furnishing of meals and with the owner who is in charge and manages such rentals residing ***in said building on said property** at all times during the period of such rental. No more than six short-term renters, regardless of age, shall be allowed during any rental period irrespective of the number of dwelling units or rooms for sleeping that are contained in the building. Only one building on a lot or parcel of land shall be allowed a Short-Term Rental use. All Short-Term Rentals must be registered in accordance with the requirements of Chapter 98 of the Town Code of Ordinances, titled Short-Term Rental Leases, and must fully comply with the restrictions stated therein. A single family dwelling in which the principal resident rents not more than two rooms, without kitchen facilities and with or without provision of meals, to not more than two persons per room.

Article 6. Application of District Regulations

§ 602. Schedule of District Regulations – Uses and Districts

	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI	L2	OP	OS	P	MT	ABD
Residential – Conventional Development																
Rooming houses/Short-Term Rental	<u>S*</u>	<u>S*</u>	<u>S*</u>	<u>S*</u>	<u>S*</u>	<u>S*</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>S*</u>	<u>S*</u>

*Any special use permit granted for a Short-Term Rental shall be subject to the conditions set forth in Article 27C of this ordinance.

Article 27C. Short Term Rentals

§ 27C01. Short-Term Rental.

Short-Term Rental shall only be permitted by special use permit in all residential zoning districts, and must fully comply with the restrictions set forth for said use in the definition of “Short-Term Rental” as stated in Article 4 of this Zoning Ordinance, or else the use is prohibited. In addition to any other requirements set forth in this zoning code for granting of a special use permit, a special use permit may only be granted for a Short-Term Rental if the following standards are also met:

- (1) The use of the property must fully comply with Chapter 98 of the Middletown Code of Ordinances, as currently drafted and as may hereafter be amended, titled Short-Term Rental Leases.
- (2) The property owner must submit an affidavit to the Zoning Enforcement Officer attesting that the use fully complies with the restrictions stated in Article 4 of this Zoning Ordinance in the definition of “Short-Term Rental.”
- (3) The grant of any special use permit set forth may be granted upon any condition allowed under § 904 of this zoning code.

SECOND: This ordinance shall take effect upon adoption and its provisions shall supersede any inconsistent or contrary provision in any other ordinance.

- Amended by Council October 21, 2024

OCTOBER 21, 2024

READ AND ADOPTED IN COUNCIL, AS AMENDED



Wendy J. W. Marshall, MMC
Town Clerk