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TO: Burlington Planning Commission
FROM: Scott Gustin, Principal Planner & Zoning Division Manager
Meagan Tuttle, Comprehensive Planner, Office of City Planning
DATE: January 12, 2021
RE: Proposed CDO Amendment ZA-20-05: Short Term Rentals

Proposal to Revise the Framework for Short Term Rental Proposal:

- Shift much of the proposal to Chapter 18: Minimum Housing Standards.
- Limited role for zoning: Comprehensive Development Ordinance.

Policy content & intent remains intact:

- Prevent wholesale conversion of dwelling units to STR use.
- Enable residents to afford their homes & supplement their incomes.
- Recognize that some STR supply benefits the Burlington economy.
- Contribute to affordable housing (Housing Trust Fund).
- Assure life safety standards for occupants.

Committee still needs to decide on whether and under what scenarios off-site hosting is acceptable:

- Presently, off-site would be allowed for multi-family (3+ unit) buildings.

Moving to Chapter 18: Minimum Housing Standards:

- Preserves per property limits on STR's.
- Preserves nightly fee option.
- Preserves life safety standards.
- Preserves annual rental registration.
- Avoids zoning permit requirement every time a unit goes between short and long term.
- Avoids the need to tie the life of a zoning permit to annual rental registrations.
- Avoids grandfathering of zoning permits issued under a permanent, temporary or interim zoning ordinance.

Limited role for zoning:

- The Use Table will incorporate STR's and note where allowed (everywhere residential use is allowed).
- STR's can be a use by right without a zoning permit requirement.
- STR definition is needed, and Article 5 will refer to Chapter 18 (the definition should note that STR's are a form/use of residential unit).
- "Lodging" use and definitions revision is still necessary.