

CITY OF NORTHAMPTON

MASSACHUSETTS

In the Year Two Thousand and Nineteen

Upon the Recommendation of the Mayor

19.068 An Ordinance
to Amend Zoning to Add Definitions of Short-Term Rental and Owner-Occupied Dwelling

An Ordinance of the City of Northampton, Massachusetts, providing that Chapter 350 Code of Ordinances, City of Northampton, Massachusetts, be amended to define -short-term rentals.

ORDINANCE

An Ordinance of the City of Northampton, Massachusetts. Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Amend § 2.1 as follows by adding/deleting as shown

~~TOURIST HOME~~/BED-AND-BREAKFAST

An owner-occupied single-family dwelling which may rent up to a maximum of three rooming units for transient occupancy, not to exceed a total of six renters (without individual kitchen facilities and with an individual or shared bath/toilet facility, with at least one toilet, one bath/shower and one wash basin, separate from those required for the single-family dwelling), which share a common entrance for the single-family dwelling. The use of that portion of the dwelling devoted to transient occupancy shall be secondary to the use of the dwelling as a single-family dwellingresidence and shall not change the character thereof.

SHORT TERM RENTAL

A dwelling unit or a room within a dwelling, which is leased to an individual or a group for less than 28 days at a time. (A room for rent within an owner-occupied dwelling unit is an allowed accessory use for any dwelling unit.)

OWNER-OCCUPIED DWELLING

A dwelling that is the principal residence of the owner and where the owner resides or intends to reside as his or her domicile.