

Meredith Short Term Rental Ordinance Committee
Proposed Short-Term Rental Ordinance – Revision No. 5.2
Per STR Committee Meeting
January 19, 2024

Changes are proposed only to Town of Meredith Zoning Ordinance:

ARTICLE VII – BOARD OF ADJUSTMENT of Meredith Zoning Ordinance

Paragraph B, Special Exceptions – Specific, sub paragraph 2. Accessory Short-Term Rentals and, Applicable Definitions.

APPLICABLE AND PROPOSED NEW DEFINITIONS

ACCESSORY APARTMENT - An apartment meeting the Special Exception criteria for accessory apartments set forth in Article VII. (11 Mar 08) (No change proposed)

ACCESSORY SHORT TERM RENTAL- An accessory use to a single family detached dwelling unit that is offered for a fee for less than 30 consecutive days at a time. The short-term rental must be secondary to the principal residential use of the dwelling. (9 Mar 22) (No change proposed)

ACCESSORY USES - An accessory use is a subordinate use that is clearly incidental to and related to the principal structure, building or use of the land. Aircraft takeoffs and landings shall not be considered an accessory use to a residential use (see NH RSA 674:16 V for reference). (11 Mar 97) (No change proposed)

APARTMENT - A room or suite of rooms in a multiple dwelling, or an accessory apartment, in either case designed for use as a residence by a single family. (11Mar 08) (No change proposed)

DWELLING UNIT - One room or rooms connected together, constituting a separate, independent, housekeeping unit established for owner occupancy, lease of 30 days or longer, and separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking, sleeping and sanitary facilities, but not including hotels, resort hotels and motels. (9 Mar 22) (No change proposed)

DWELLING, SINGLE-FAMILY DETACHED - A single residential dwelling unit designed for and occupied by one family only, 500 sq. ft. minimum required on the ground. (1986) (No change proposed)

SPECIAL EXCEPTION - A use which may be permitted under the Ordinance that contains certain stated conditions applied by the Zoning Board of Adjustment after review and consideration. (1979) (No change proposed)

OWNER – The legal owner of the property or a legally responsible person for the owning entity. (New)

OWNER IN RESIDENCE (OIR) - Property owner is residing on the property during the time of the short-term rental. (New)

OWNER NOT IN RESIDENCE - (ONIR) - Property owner not residing on the property during the time of the short-term rental. (New)

PROPOSED ORDINANCE

2. Accessory Short Term Rentals – Short Term Rentals for periods of less than 30 days of an entire single-family dwelling or room or rooms within the dwelling or accessory apartment (in accordance with Paragraph b. below) associated with the primary dwelling shall be considered accessory to a detached, single-family dwelling provided residential occupancy of the single-family dwelling is the primary use. The short-term rental shall meet the following criteria:
- a. Short Term Rentals shall be permitted as an accessory use in the zone where single-family dwellings are allowed and require a one-time Special Exception from the Zoning Board of Adjustment and annual renewal of a license from the Board of Selectmen.
 - b. Owner in Residence (OIR) short-term rentals may rent the primary dwelling, room or rooms within the dwelling or accessory apartment associated with the primary dwelling. These rentals are for periods of less than 30 consecutive days, are limited to 120 cumulative days per year and are considered an accessory use of the property. OIR short term rentals in excess of 120 cumulative days per year are not allowed as an accessory use.
 - c. Owner Not in Residence (ONIR) short-term rentals may rent the primary dwelling for periods of less than 30 consecutive days, are limited to 90 cumulative days per year and are considered an accessory use of the property. ONIR short term rentals in excess of 90 cumulative days per year are not allowed as an accessory use.
 - d. A plot plan to scale showing boundaries, all buildings, number of bedrooms, type of water and sewer service and proposed parking area(s) is required.
 - e. A septic system with state operational approval or a septic system evaluation done by a certified septic evaluator together with a state construction approval shall be in place and consistent with the number of permitted bedrooms.
 - f. Overnight occupancy is limited to 2 persons per bedroom plus 2 additional persons.
 - g. Daytime occupancy is limited to overnight occupancy plus 50% additional persons.
 - h. Adequate overnight, off-street parking shall be provided and is limited to one vehicle per bedroom.
 - i. All rental properties must have life-safety provisions determined by a Fire Inspector including working smoke and CO₂ detectors and proper egress from all bedrooms.
 - j. Provisions must be made to secure or remove trash by day of tenant departure. Trash may not be left at roadside overnight anytime.
 - k. A responsible contact person reachable 24 hours per day must be available on site within 2 hours, 24 hours per day, every day of the rental.
 - l. It is the owner's responsibility to comply with local Condominium and/or Home-Owner Association rules or By-Laws if applicable.
 - m. The owner is solely responsible for compliance with these provisions.