

**TOWN OF PORTSMOUTH, RI
NOTICE OF PUBLIC HEARING
AMENDMENTS TO ZONING ORDINANCE
AND SHORT-TERM RENTAL ORDINANCE**

A Public Hearing will be held on March 25, 2024 at 7:00 p.m. in the Town Council Chambers, Portsmouth Town Hall, 2200 East Main Road, Portsmouth, RI, to consider adoption of amendments to the Portsmouth Zoning Ordinance (Town Code, Chapter 405) and amendments to the Portsmouth Short-Term Rental of Residential Dwellings Ordinance (Town Code, Chapter 314).

The proposed amendments to the Zoning Ordinance are the addition of the following new provisions:

ARTICLE V USE REGULATIONS

Principle Uses Districts Table

A. RESIDENTIAL

	<u>R10</u>	<u>R20</u>	<u>R30</u>	<u>R40</u>	<u>R60</u>	<u>C-1</u>	<u>I-L</u>	<u>I-H</u>	<u>WD</u>	<u>TC</u>
15. The rental, lease, or other contractual arrangement for the occupation of a dwelling unit by a tenant for residential and/or dwelling purposes, for any period of less than 31 consecutive days.	N	Y	Y	Y	Y	N	N	N	N	N

I. ACCESSORY USES

	<u>R10</u>	<u>R20</u>	<u>R30</u>	<u>R40</u>	<u>R60</u>	<u>C-1</u>	<u>I-L</u>	<u>I-H</u>	<u>WD</u>	<u>TC</u>
17. The rental, lease, or other contractual arrangement for the occupation of an accessory dwelling unit by a tenant for residential and/or dwelling purposes, for any period of less than 31 consecutive days.	N	Y	Y	Y	Y	N	N	N	N	N

The proposed amendments to the Short-Term Rental Ordinance include:

- revisions to the definition of “bedroom” and the addition of definitions of the terms “host” and “occupancy classification” in § 314-3;
- revisions and additions to the registration and inspection requirements in § 314-4;
- revisions to the registration filing date and term provisions in § 314-6;
- revisions to the registration fee requirements and the addition of fire and life safety inspection fees in § 314-7;
- revision of occupancy limits provisions in § 314-8.A;
- revision of owner’s obligations provisions to add insurance requirements in § 314-9;
- revision of local representative provisions in § 314-11;
- addition of a new § 314-12 listing certain prohibitions of short-term rentals;
- revision of enforcement and penalty provisions in § 314-13.

The full text of the proposed amendments is available at the Portsmouth Town Clerk’s office, Monday through Wednesday between the hours of 8:30 a.m. and 4:30 p.m., Thursday between the hours of 8:30 a.m. and 6:30 p.m., and Friday between the hours of 8:30 a.m. and 2:30 p.m. It is also available online by accessing the following link: <https://www.portsmouthri.gov/DocumentCenter/View/5880/Short-Term-Rental-DRAFT->.

The proposed amendments on display for public review may be altered or amended prior to the closing of the Public Hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the hearing.

All persons interested in the above matter are requested to be present at the public hearing to be heard thereon. (Public comment regarding the application and/or enforcement of provisions of the R.I. State Fire and Life Safety Codes are not germane to the proposed amendments and will not be heard.) The hearing will also be live streamed on the web and by phone dial-in using the Zoom remote meeting service. Town Hall is handicap accessible. TDD/VOICE/HEARING IMPAIRED: please call 683-2101 three business days prior to the hearing.

BY DIRECTION OF THE TOWN COUNCIL
Jennifer M. West, CMC, Town Clerk