

## FOR DISCUSSION AT 19 JUNE 2023 PLANNING COMMISSION MEETING

### 3.31 Food Trucks, Food Carts, and Food Stands

- A. The Development Review Board may approve a food truck, food cart, or food stand in any zoning district following conditional use review and findings that the proposed activity meets the standards below.
- B. The food truck, food cart, or food stand, and any associated furniture must be located entirely outside of any public or private road right-of-way and not interfere with sight lines at any intersection. As seasonal and/or mobile uses their location does not have to meet the setback requirements of the district in which they are located.
- C. The food truck, food cart, or food stand, and any associated furniture may be located within off-street parking areas provided that:
  - 1. It does not reduce the number of parking spaces below the amount needed to accommodate the principal use(s) intended to be served by the parking area.
  - 2. It does not interfere with pedestrian or vehicular access or circulation.
- D. The food truck, food cart, or food stand must not have any signs permanently mounted on the site and the provisions of Section 3.26 will not apply. The use may be advertised with one or more signs mounted on the truck, cart or stand, not to exceed a total sign area of 24 square feet. Up to two sandwich board signs not to exceed 2 feet by 4 feet in size may be located within 100 feet of the truck, cart or stand.
- E. The operator must provide appropriate receptacles for trash, recyclables, and food waste, or have an arrangement to use such receptacles otherwise available, within 10 feet of the food truck, food cart, or food stand.
- F. The operator must conform to applicable state health and safety codes.
- G. Meeting the Performance Standards of Section 4.9 regarding noise, smoke and odor shall be a condition of any permit issued.
- H. The Development Review Board may as a condition require annual review and renewal of the permit by the Zoning Administrator without a requirement to reapply to the DRB for a new permit. Alternatively, the DRB may set a permit expiration date or period of time after which the applicant must reapply to the DRB for a new permit, or a combination of both.

## Short Term Rental Regulation Options Landscape

### Purpose:

Strike a balance between the following competing goals & objectives

1. Promoting and protecting the public health, safety, and welfare as well as the safety of STR occupants
2. Allowing STR's to provide supplemental income to residents who live and work in the community.
3. Allowing STR's to encourage tourism and support the local business community.
4. Preventing STR's from eroding neighborhood character, straining long term housing stock, and reducing affordability

Basic Registration included in  
Draft STR Ordinance

### Short Term Rental Options:

Regulation	Description	Impact Assessment
<b>Basic Registration</b>	Require annual STR registration and attestation to State of Vermont health and safety regulations	<ul style="list-style-type: none"> <li>• Improved STR transparency &amp; tracking</li> <li>• Improved STR health &amp; safety</li> <li>• Minimal impact to most STR Operators</li> <li>• Straight forward STR Administration</li> </ul>
<b>Owner Limit</b>	Limit the # of STR registrations for property owners & corporations	<ul style="list-style-type: none"> <li>• Reduce income for STR owners with multiple listing</li> <li>• Discourage Investors &amp; Corporations</li> <li>• More complex STR Administration</li> <li>•</li> </ul>
<b>Day Limit</b>	Limit the # of days per year a STR can be rented	<ul style="list-style-type: none"> <li>• Reduce income for 2<sup>nd</sup> homeowners</li> <li>• Discourage Investors &amp; Corporations</li> <li>• More complex STR Administration</li> </ul>
<b>Residency Requirement</b>	Require minimum residency requirement (days) or require STR be owners' primary residence	<ul style="list-style-type: none"> <li>• Eliminate or reduce STR income for some 2<sup>nd</sup> homeowners</li> <li>• Eliminate Investors &amp; Corporations</li> <li>• More difficult to enforce</li> </ul>
<b>STR Capacity Limit</b>	Limit the total number of STR's allowed. Implement lottery system or waiting list for granting registrations	<ul style="list-style-type: none"> <li>• Cap the growth of un-hosted STR's</li> <li>• Discourage Investors &amp; Corporations</li> <li>• Feasibility of Lottery System</li> </ul>
<b>Zoning Limit</b>	Limit which zoning districts STR are allowed	<ul style="list-style-type: none"> <li>• Selective geographic impact to existing STR Operators</li> <li>• Reduce total number of STR's</li> </ul>
<b>STR Waiting Period</b>	Prohibit STR registration within 2 – 3 years of property sale	<ul style="list-style-type: none"> <li>• Discourage property flipping for STR</li> <li>• Discourage Investors &amp; Corporations</li> </ul>
<b>Fees &amp; Taxes</b>	Increase STR fees and taxes to fund construction of workforce housing	<ul style="list-style-type: none"> <li>• Increase cost to STR Operators</li> </ul>
<b>Financial Incentives</b>	Financial incentives with rental agreements to build Long Term (LTR) Rentals or convert existing STR to LTR's	<ul style="list-style-type: none"> <li>• Increase Long Term Rental housing stock</li> <li>• Incentives could be funded through a 1% options tax</li> </ul>