

Chapter 290, Article III, § 290- 3.2 Definitions
Adding the five STR related definitions to Chapter 290

COMMERCIAL SHORT-TERM RENTAL

A short term rental unit where the rental unit is owned by the Licensee but the Licensee does not reside on the property and is not present at the property during the short-term rental period when the rental unit is occupied by transient(s) and the short-term rental operation of the property is the primary use of the property.

RESIDENTIAL SHORT-TERM RENTAL

A short term rental where the rental unit is located on a lot owned by the Licensee as their primary residence, and the owner may or may not be "in residence" during the tenancy of the short term rental by transients. These short term rental units may be permitted provided the operation of the rental is in accordance with all applicable regulations of this Chapter and Chapter 215 Rentals, Short-Term. Residential Short-Term Rentals shall not be permitted in accessory apartments constructed after June 17, 1997.

Where a property owner claims primary residency on a lot, that person may be permitted to operate a Residential Short-Term Rental on an abutting lot to the property owner's lot that qualifies as a primary residence.

SEASONAL SHORT-TERM RENTAL

A short term rental located within a building containing a single unit made up of a room or group of rooms containing facilities for eating, sleeping, bathing, and cooking, but has water service available only seasonally and is occupied only seasonally. These structures typically do not contain insulation, or whole house heating, ventilation, and air conditioning (HVAC) systems and must show proof of compliance as per the local plumbing inspector. See Town of Camden's Chapter 215 Rentals, Short-Term for additional regulations and definitions.

SHORT-TERM RENTAL

The use of a dwelling unit for rent to a transient occupant(s) for a period of no more than 28 consecutive days (or one calendar month), whichever is less.

TRANSIENT OCCUPANT

A transient occupant is any person or a guest or invitee of such person, who, in exchange for compensation, occupies or is in actual apparent control or possession of residential property, which is either: 1) registered as a short-term rental property, or 2) satisfies the definition of a short-term rental property, as such term is defined in this article and Chapter 215, Rentals, Short-Term Rental. It shall be a rebuttable presumption that any person who holds themselves out as being an occupant or guest of an occupant of the short-term rental is a transient occupant.

Chapter 290, Article VIII District Regulations, §290 - 8.2, 8.3 & 8.5 through 8.13, 8.15 & 8.16.
Adding the STR uses to Residential and Commercial sections of applicable districts.

290-8.2

B(3) (d) Residential Short-Term Rental
(e) Seasonal Short-Term Rental

B(5) (c) Commercial Short-Term Rental

290-8.3

B(3) (e) Residential Short-Term Rental
(f) Seasonal Short-Term Rental

B(5) (c) Commercial Short-Term Rental

290-8.5

B(3) (e) Residential Short-Term Rental
(f) Seasonal Short-Term Rental

B(5) (d) Commercial Short-Term Rental

290-8.6

B(3) (g) Residential Short-Term Rental
(h) Seasonal Short-Term Rental

B(5) (c) Commercial Short-Term Rental

290- 8.7

B(3) (f) Residential Short-Term Rental
(g) Seasonal Short-Term Rental

B(5) (d) Commercial Short-Term Rental

290-8.8

B(2) (e) Residential Short-Term Rental
(f) Seasonal Short-Term Rental

B(4) (r) Commercial Short-Term Rental

290-8.9

B(2) (h) Residential Short-Term Rental
(i) Seasonal Short-Term Rental

B(4) (aa) Commercial Short-Term Rental

290-8.10

B(2) (j) Residential Short-Term Rental

(k) Seasonal Short-Term Rental

B(4) (o) Commercial Short-Term Rental

290-8.11

B(2) (f) Residential Short-Term Rental
(g) Seasonal Short-Term Rental

B(4) (k) Commercial Short-Term Rental

290-8.12

B(2) (d) Residential Short-Term Rental
(e) Seasonal Short-Term Rental

B(4) (k) Commercial Short-Term Rental

290-8.13

B(3) (c) Residential Short-Term Rental
(d) Seasonal Short-Term Rental

B(5) (v) Commercial Short-Term Rental

290-8.15

B(2) (d) Residential Short-Term Rental
(e) Seasonal Short-Term Rental

B(4) (p) Commercial Short-Term Rental

290-8.16

B(1) (c) Residential Short-Term Rental
(d) Seasonal Short-Term Rental

B(2) (j) Commercial Short-Term Rental