

Dwelling Rentals—Existing Regulations

Definition: Dwelling rental: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP
Overnight Accommodations																
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-
–Dwelling Rental	-	-	-	C	C	C	C	C	C	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-

Conditional Use: The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

Downtown Business & Entertainment and Edgartown Settlement Districts

Vacation Rentals are Permitted within these districts as follows:

Vacation rental: A detached dwelling or apartment within a building of residential building typology which is rented out for the purposes of providing accommodations for less than six (6) months to tourists.

Use standards.

1. A separate entrance shall be provided for each unit to the exterior or to an interior, secure common area.
2. A business license shall be required for each vacation rental unit.
3. Such units shall be managed by either 1) a Florida-licensed property management agent or 2) the owner-occupant residing in another unit, and shall collect and pay all applicable taxes.
4. Current contact information for the management agency or owner-occupant shall be displayed in an accessible location outside the vacation rental.