



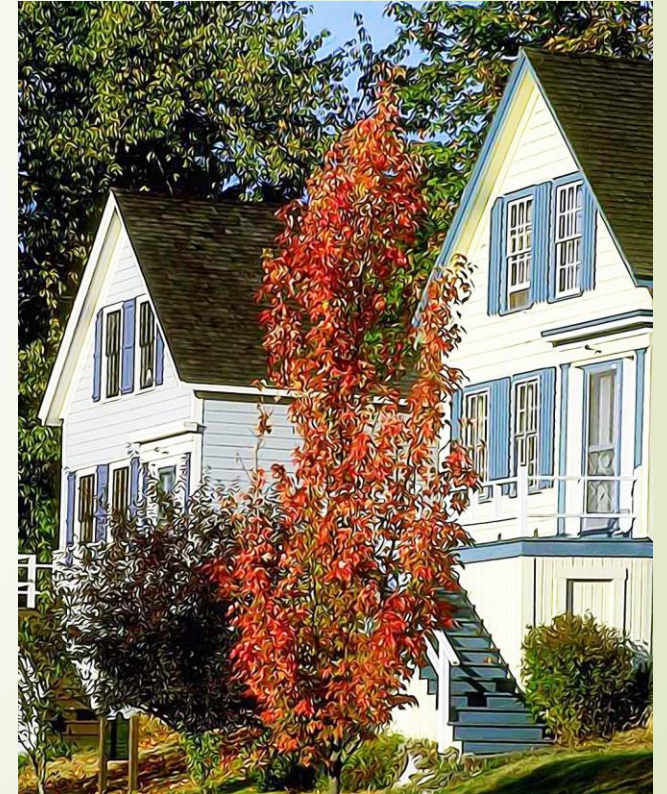
# Item 4: Discussion of Neighboring Communities Short Term Rental Ordinances

Ordinance Committee

September 14, 2023

# Step One – Define Goals of the STR Ordinance

- ▶ Protect Neighborhoods
  - ▶ Noise
  - ▶ Traffic
  - ▶ Character
  - ▶ Safety
- ▶ Increase Tourism Opportunities
- ▶ Create Accountability – Licensing/Permitting/Registration
- ▶ Safety – Inspections
- ▶ Prevent Proliferation of Corporate Investment
- ▶ Protect Housing Stock
- ▶ Create Penalties for Violations





# Maine Communities Reviewed

- ▶ Bar Harbor - 11/1/2021
  - ▶ Cape Elizabeth – 7/1/2021
  - ▶ Falmouth – 1/1/2022
  - ▶ Freeport – 7/1/2021
  - ▶ Kennebunkport
  - ▶ Kittery – 8/6/2020
  - ▶ Saco - NA
  - ▶ South Portland – 1/1/2019
- 



# Decisions – Who

- ▶ Primary Residence Only
- ▶ On-Site Owner or Operator - All
- ▶ Owner Occupied or Corporate – All



# Decisions - Timeframes

- ▶ Minimum nights (greater than 1) – Bar Harbor, Saco, South Portland (non-hosted)
- ▶ 1 rental per 7 days, or 2 per seven days – Cape Elizabeth
- ▶ No minimum nights – All others
- ▶ Upper limits – 28-30 days for all, except Saco – 4 months



# Decisions – Where & When

- Town wide – Falmouth, Freeport, Kittery, South Portland
- Location Based
  - Specific Zoning Districts – Bar Harbor, Cape Elizabeth,
  - Specify Areas – Saco, Kennebunkport (exempts Goose Rocks)
- No Limit – Falmouth, Cape Elizabeth, South Portland, Saco
- Cap - max number per year – Bar Harbor, Kittery, Freeport, Kittery
- Time – Seasonal only or all year - NA
- Allow/prohibit non-permanent structures such as tents and recreational vehicles - NONE



# Decisions - Inspections Required

- ▶ None – Falmouth, Kittery
- ▶ Self Inspection Only – Freeport, South Portland (hosted)
- ▶ Required at Initial – Bar Harbor, Cape Elizabeth, Kennebunkport, Saco, South Portland (non-hosted)
- ▶ Every 3 years – Bar Harbor
- ▶ Every 5 years – Cape Elizabeth, Kennebunkport, Saco



# Decisions – Fees and Violations

- ▶ Fees Ranges - \$50 - \$500
- ▶ Bar Harbor - \$275
- ▶ Cape Elizabeth - \$250 existing, \$500 new
- ▶ Falmouth - \$300
- ▶ Freeport - \$100
- ▶ Kennebunkport – NA
- ▶ Kittery - \$50 owner occupied, \$100 non-owner occupied
- ▶ Saco - Varies, \$100 renewals
- ▶ South Portland - \$200 hosted, \$400 non-hosted
- ▶ Violations - \$100 - \$1,500



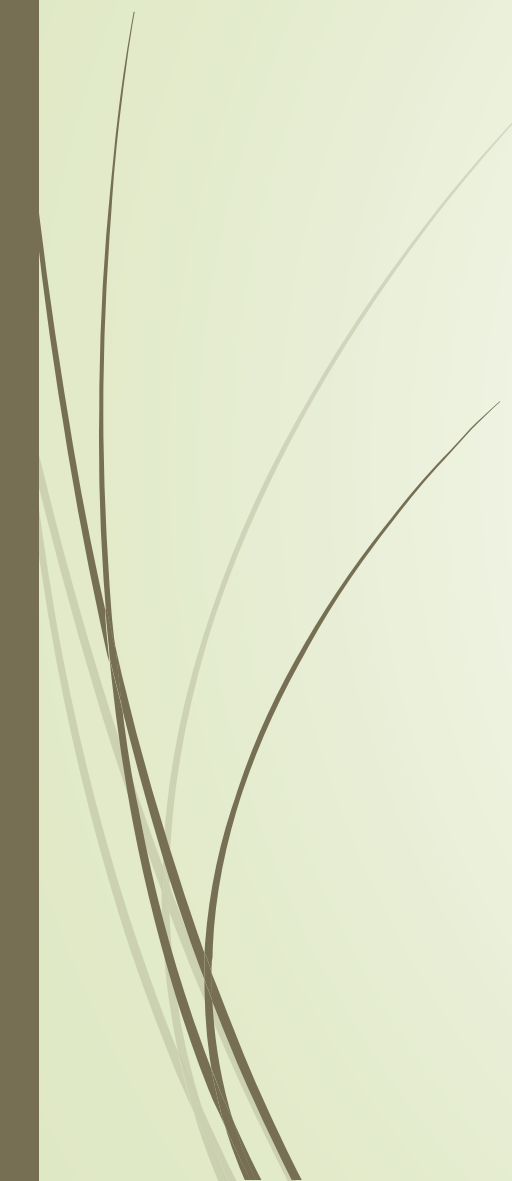


# Decisions – Administration

- ▶ Annual Renewal with Deadlines – Bar Harbor, Cape Elizabeth, Falmouth, Freeport, Kennebunkport, Kittery, Saco
- ▶ Annual Rolling Renewal – South Portland
- ▶ Town Clerk – Falmouth, Freeport, Kennebunkport, South Portland
- ▶ Code Enforcement – Bar Harbor, Cape Elizabeth, Kittery, Saco
- ▶ Approval Authority, Staff – All



# Next Steps

- Define Goals of the Ordinance
  - Draft Ordinance
  - Committee Review or Public Process
  - Implementation Plan
  - Public Outreach
- 



# Questions and Discussion



# Item 5: Discussion on *Municipal Sign Ordinance, Section G*

Ordinance Committee

September 14, 2023

## G. ELECTRONIC MESSAGE AND TIME/TEMPERATURE SIGNS

Electronic message and time and/or temperature signs are permitted only in the B1, B2, B3, BO-R, RH, RH2, I, I-O, L-I, CPD and TVC, TVC-2, TVC-3, TVC-4 Districts subject to the following standards:

### 1. Electronic Message Signs are required to comply with the following conditions:

a. An electronic message sign may only be used as a readerboard on a free-standing sign. Electronic message signs may not be used as stand-alone signs.

b. An electronic message sign must not give the appearance of motion, flashing, blinking, or shimmering. When the display changes, it must change as rapidly as is technologically practicable with no phasing, rolling, scrolling, flashing, or blending.

c. The message may be changed no more frequently than twice in each 60 minute period. [Amended 08/19/09]

d. Electronic message sign lettering or numbering height shall be a minimum of 8" and a maximum of 12" ~~and where any industry standard for colors does not exist, may consist only of white or gold lettering or numbering on a black background.~~ [Adopted 08/19/09][09/21/2011]



# Item 6: Continued Discussion for Temporary Event Parking and Potential Alternatives

Ordinance Committee

September 14, 2023