



SHORT-TERM RENTAL

- A short-term rental (sometimes referred to as an “Air B&B”) would be defined as a rental unit where the length of a stay is less than 30 consecutive days.
- In the Zoning Code, this falls under a Hotel/Motel use or Bed & Breakfast Home.
- Hotel/Motel uses are permitted in the **RFD Zone** (Riverfront Development) and conditionally permitted in the **CBD Zone** (Central Business District).
- Bed & Breakfast Homes are conditionally permitted in the **R-2 Zone** (Residential) and must meet specific requirements (see Section 10.2 Residential Districts, D, 5)
- The Board of Adjustments must approve conditionally permitted uses.
- All businesses, including short-term rentals, must obtain a Newport Occupational License.

SHORT-TERM RENTAL USES ARE NOT PERMITTED IN ANY OTHER ZONES.

BED & BREAKFAST HOME REQUIREMENTS

SECTION 10.2 RESIDENTIAL DISTRICTS

D. CONDITIONAL USES:

5. In the R 2 Zone, Bed & Breakfast Inns (B&B) shall be permitted as a conditional use subject to the requirements of Section 9.13 and approval by the Board of Adjustments. Once approval of the Board of Adjustments has been secured, the following additional standards must be met prior to the issuance of a Certificate of Occupancy for a B & B:

- a. The principal residential structure shall not be physically altered to accommodate a Bed & Breakfast Inn.
- b. Any principal residential structure to be utilized as a Bed and Breakfast Inn shall meet minimum lot size requirements as established by the zone district in which the structure is located.
- c. The owner/operator of the Bed and Breakfast must live within the principal structure housing the Bed and Breakfast Inn.
- d. Bed and Breakfast Inns shall be operated within the principal residential structure, and shall be a secondary use to the primary private residential use. Accessory structures are not permitted to be used for Bed and Breakfast operations.
- e. The total floor area dedicated to Bed and Breakfast shall not exceed thirty percent of the total gross usable floor area of the principal residential structure.
- f. Each room of a Bed and Breakfast Inn unit shall not be less than one hundred square feet in area.



g. Each Bed and Breakfast Inn shall be permitted one class one (1) non illuminated identification sign, to be erected as a wall sign, located in the immediate vicinity of the main entrance and shall not exceed two (2) square feet in dimension.

h. One off street parking space shall be provided for each Bed and Breakfast Unit and shall comply with Article 13 of the Newport Zoning Code.

i. No person or persons shall be employed directly or indirectly in a Bed and Breakfast Inn other than the owner/operator or resident family member, or a part time cleaning person working less than six hours per week.

j. Breakfast may be provided, however, no food preparation shall be permitted in the Bed and Breakfast Inn units.

k. All Bed and Breakfast guests shall register in advance. No drop in guests are permitted.

l. The maximum length of a continuous stay for a guest is one week, and shall not exceed twenty one days within a calendar year.

m. The owner/operator of the Bed and Breakfast shall obtain a business license through the City of Newport.