

TOWN OF ACCIDENT

ORDINANCE NO. 2023-06

ZONING ORDINANCE AMENDMENT REGARDING TRANSIENT VACATION RENTALS (TVRs)

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF ACCIDENT AMENDING THE ZONING ORDINANCE TO ADDRESS TRANSIENT VACATION RENTALS (TVRs).

WHEREAS, the Mayor and Town Council of Accident is authorized by Section 5-202 of the Local Government Article of the Maryland Annotated Code, or its successor, and by the Accident Town Charter to enact ordinances to protect the health, safety and welfare of residents of and visitors to Accident, and;

WHEREAS, on July 7, 1997 the Mayor and Town Council of Accident adopted a zoning ordinance regulating certain property uses, and;

WHEREAS, the Mayor and Town Council finds that transitory uses of residential property tend to adversely affect the residential character of the community and may be injurious to the health of the community, and;

WHEREAS, the Mayor and Town Council finds it is in the best interest of the Town and its residents to establish a provision that specifically addresses Transient Vacation Rentals (TVRs) within the Town;

NOW, THEREFORE, BE IT ORDAINED AND RESOLVED, that the provisions of the Accident Zoning Ordinance be amended to include the following additions and changes:

ARTICLE 2 DEFINITIONS

201 **DEFINITIONS OF TERMS** (to be inserted into the Ordinance in alphabetical order)

TRANSIENT VACATION RENTALS (TVRs) – A dwelling unit or part of a dwelling unit used for short term rentals with renters staying for a period that does not exceed thirty (30) days, such as Airbnb and Vacation Rental by Owner (VRBO) units and the like.

BE IT ALSO ORDAINED, that the provisions of the Accident Zoning Ordinance be amended to include the following additions and changes to the Table of Use Regulations of the Accident Zoning Ordinance:

**ARTICLE 4
USE REGULATIONS**

406 TABLE OF USE REGULATIONS

406.A. RESIDENTIAL USES

11. Transient Vacation Rentals (TVRs)

<u>RD</u>	<u>SR</u>	<u>TR</u>	<u>TC</u>	<u>EC</u>
N	N	N	N	N

BE IT FURTHER RESOLVED, this ordinance amendment shall be duly advertised in accordance with the Policy for the Adoption of Ordinances by the Mayor and Town Council of Accident. A public hearing on this Zoning Ordinance Amendment shall be held on the 14th day of September, 2023 at 7:00 P.M. at the Town Hall located at 104 S. North Street, Accident, Maryland 21520.

INTRODUCED this 28th day of August, 2023.

SECOND READING AND ADOPTION this 14th day of September, 2023.

AND BE IT FURTHER ORDAINED AND RESOLVED, this Ordinance shall be effective the 15th day of September, 2023.

THIS ORDINANCE AMENDMENT IS SUBJECT TO THE REFERENDUM AS OUTLINED IN THE ANNOTATED CODE OF MARYLAND.

ATTEST:



Town Clerk
Ruth Ann Hahn



Council Member
Nicholas C Ahern



Council Member
Amy D Hook

APPROVED:



Mayor
Richard W Carlson



Council Member
Wesley D Brenneman



Council Member
Robert G Hook