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INFORMATION REGARDING SHORT-TERM RENTALS IN ALL DISTRICTS IN WILMINGTON, VT (valid 3.27.23)

Conservation District

➡ For profit lodging with any number of guest rooms is prohibited in the Conservation District. Penalties are enforceable under Wilmington's Zoning Ordinance for up to \$200 for each offense. As required by 24 VSA §4451(a) each day of violation without taking action to correct the violation is a new offense.

Village District

➡ Lodging with less than or equal to two guest bedrooms is allowed without a Zoning Permit in the Village District. This is defined as the rental of bedrooms for overnight accommodation where the operator lives on site.

➡ Lodging of more than two guest rooms in the Village District is a Conditional Use, requiring Development Review Board written decision and approval and a Zoning Permit. This is defined as the rental of bedrooms for overnight accommodations. Meals may be provided to the general public.

Residential and Resort-Residential Districts

➡ Lodging with less than or equal to two guest bedrooms is allowed without a Zoning Permit in the Residential and Resort-Residential Districts. This is defined as the rental of bedrooms for overnight accommodation where the operator lives on site.

➡ Lodging of more than two guest rooms in the Residential and Resort-Residential Districts is not an allowed use unless previous permission has been obtained from the Town of Wilmington. Penalties are enforceable under Wilmington's Zoning Ordinance for up to \$200 for each offense. As required by 24 VSA §4451(a) each day of violation without taking action to correct the violation is a new offense.

Resort-Commercial/Residential and Commercial/Residential Districts

➡ Lodging with less than or equal to two guest bedrooms is allowed without a Zoning Permit in the Resort-Commercial/Residential and Commercial/Residential Districts. This is defined as the rental of bedrooms for overnight accommodation where the operator lives on site.

➡ Lodging of more than two guest rooms in the Resort-Commercial/Residential and Commercial/Residential Districts is a Conditional Use, requiring Development Review Board written decision and approval and a Zoning Permit. This is defined as the rental of bedrooms for overnight accommodations. Meals may be provided to the general public.

Some Other Regulated Considerations

Minimum Number of Parking Spaces

One and one-half parking space for every guest bedroom. Lodging with two guest bedrooms or less does not require additional parking spaces.

Noise

Continuous, permanent, ongoing or frequent noise in excess of that of a normal conversation must not exist at the property boundary line. Recurring periodic or intermittent noises in excess of that of a normal lawn mower at the property line is allowed provided it does not occur between the hours of 9 PM and 7 AM and does not significantly detract from or diminish other property's allowed use or land development.

Signs

Signs may be Allowed/Exempt, Permitted, Conditional, or Not Allowed (see Bylaws, Article VIII).

Wastewater Permits

The Zoning Administrator may issue a Zoning Permit conditioned upon receipt of evidence of a Wastewater Permit, see 24 VSA § 4414 (13).

Owners are responsible to comply with all of the Land Use Ordinance (Bylaws), and not only the few items from the Bylaws listed herein. Additional federal, state, or local permits may be required.

Zoning Department
More questions? Email jroberts@wilmingtonvt.us