

related production, accessory to activities permitted as a matter of right, so long as it is found that the proposed accessory use does not substantially derogate from the public good.

- B. Standards.** Notwithstanding anything in this Sec. 6.7.4, no recombinant DNA research shall be permitted as an accessory use.

(Ord. No. R-238, 03/15/82)

6.7.5. Short-Term Rental

- A. Purpose.** The purpose of this provision and its complementary provision of the general ordinances is to maintain the long term residential use and quiet enjoyment of Newton neighborhoods while providing opportunities for rental income under carefully controlled conditions consistent with the foregoing objectives.

- B. Defined.** The rental of one or more bedrooms (along with any associated living areas) within a dwelling unit on an overnight or short-term basis of less than 30 days to guests. The use is accessory to the primary residential use of the dwelling unit.

- C. Standards.**

1. A resident seeking to operate a short-term rental must register with the City in accordance with Sec. 20-162 of the Revised Ordinances of the City of Newton.
2. The short-term rental accessory use is permitted in any residential use, excluding associations of persons living together in a common dwelling, congregate living, elderly housing, lodging house, dorms, accessory apartments, and similar residential uses.
3. There may be no signage associated with a short-term rental.
4. The burden of proof is placed on the resident registered with the City as the operator of the short-term rental to demonstrate that the resident is operating within the limits of this section.
5. The resident of the dwelling unit must occupy the dwelling unit for a minimum of 9 out of 12 months during each calendar year.

6. The maximum number of bedrooms on the site that can be rented to overnight or short-term guests is 3 and the maximum number of guests is 9.

7. Temporary During Leasing. Short-Term Rentals in multi-unit buildings with a minimum of 10 units in a business or mixed-use district may, by special permit, occupy residential units with short-term rentals for up to six months while units marketed as for rent are vacant. Units designated as affordable may not be used as short-term rentals. Temporary Short-Term Rentals must register with the City as per Sec. B.1 above.

8. The effective date for this section 6.7.5 is January 2, 2020.

(Ord. No. B-37, 09-03-19)

6.7.6. Watchman or Caretaker

- A. Defined.** [Reserved]

6.7.7. Food Trucks

- A. Intent.** Food Trucks are intended to advance the following:

1. Bring variety to the availability of local food establishments;
2. Add vibrancy and interest to the street life of a district;
3. Encourage the advancement of new restaurants and food service businesses by serving as a form of business incubator for new restaurant ideas in a start-up phase; and
4. Create food options and amenities for underserved locations in the City.

- B. Food Trucks Defined.** Defined in City Ordinances Sec 20-88.

- C. Rules for Food Trucks.**

1. In the Public Use District, Food Trucks shall only locate on the public street 'Wells Avenue' according to City Ordinances Sec 20-88 and 20-92. Food Trucks are allowed on public land