



# Inside this Pandora's Box: the end of your residential zoning

## Will the Town Council open it?

When the big zoning change about short-term rentals was explained to the Barnstable Town Council, a question was asked: **If we do this, do we know the effect it will have?**

**The answer was “no”**

### **When Pandora's Box was opened in Scottsdale, Arizona, short-term rentals grew 21,000%<sup>1</sup> (not a typo)**

In 2016, new rules rolled out the welcome mat: no zoning restrictions, no residency requirements, no limits, much like what's proposed here in Barnstable.

Most rentals are operated by investors as full-time businesses. Rep. John Kavanaugh (R) said “we dug ourselves into a grave and now we're trying to dig ourselves out.”

### **In Sedona, 37%<sup>2</sup> of single-family homes are short-term rental businesses**

In Sedona, Arizona, families lose bidding wars for homes to investors all the time. Of 6,500 total housing units, only 29 are available for traditional, long term rental<sup>3</sup>. Families left. Schools closed. Today, Sedona can't even field a Little League team.

Our political leaders talk about our housing crisis. Barnstable's official vision is “livable neighborhoods for year-round residents while providing housing opportunities for all.” Is someone going to explain why no-limits Airbnb is good for us?

### **Our traditional family vacation rentals are entirely different**

“When our zoning was originally crafted, we didn't have short-term rental use in the way we think about it today.” That's what Barnstable's Director of Planning told the Planning Board at its July 13, 2020 hearing.

For once, we agree. The town didn't have one- and two-day party rentals, booked anonymously online, or doors flung open by keypad codes sent to transient renters over text message. Residential neighborhoods were always protected from commercial activity.

### **When your street changes (and it will), you'll have an ordinance: like “a squirt gun to stop a swarm of bees”**

So said Jerry Bien-Willner, the Mayor of Paradise Valley, one of Arizona's top tourist destinations. The town tried to give unhappy residents some way to complain about unruly neighborhood disturbances. They quickly discovered it was futile.

Barnstable's ordinance promises to be even worse. Have a problem with tonight's “neighbors?” Call the police.



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Barnstable's Town Council votes on our quality of life

**August 20, 7:00pm**

Visit [BarnstableWatch.com](http://BarnstableWatch.com) and email [council@town.barnstable.ma.us](mailto:council@town.barnstable.ma.us)