

Text of Zoning Amendment for Public Hearing on December 9, 2020 at 6:00 p.m.

The language shown in blue and underlined like this is under consideration for addition to the existing Zoning Ordinance.

The language shown in red and struck out ~~like this~~ is under consideration for deletion from the existing Zoning Ordinance.

The language shown in black is existing language proposed to remain.

PART 1. The following Definitions are under consideration to be added, deleted, or revised in Article III.C) as shown, with subsequent renumbering as required:

Accessory Use - A use of a building or lot subordinate to and customarily incidental to the principal use. Includes the rental of one or two bedrooms in an owner-occupied residence for nontransient use.

~~Accommodation Unit - Any room without kitchen facilities in a hotel, motel, lodge, or other building, designed for or adapted to occupancy by transient guests.~~

Bed and Breakfast - A single-family dwelling, occupied either by the owner or a live-in manager, with five or fewer guest rooms for transient use, all within the principal building. No provisions for cooking or warming food in guest rooms. May offer breakfast only, exclusively for guests.

Family – The term Family is defined as:

- a) A single individual doing his own cooking, and living upon the premises as a separate housekeeping unit, or
- b) A collective body of persons doing their own cooking and living together upon the premises as a separate housekeeping unit in a domestic relationship based upon birth, marriage, adoption, or employment as a domestic servant, or
- c) A group of unrelated persons doing their own cooking and living together on the premises as a separate housekeeping unit, pursuant to a mutual housekeeping agreement (not including a group occupying a boarding house, club, or lodging facility~~lodge, hotel, or motel~~).

Home Occupation – A use conducted entirely within a dwelling, except for gardening, which is incidental and secondary to the use of the dwelling for dwelling purposes and which does not change the residential character thereof. Includes offering 1 or 2 bedrooms in an owner-occupied dwelling for transient use.

~~Hotel - A building or group of associated buildings designed for occupancy as the temporary lodging place of individuals either in accommodation units or in dwelling units, and in which all such units are~~

~~operated under a single management providing the occupants thereof the usual hotel services and facilities.~~

~~Inn~~ — See "Hotel."

~~Lodge~~ — See "Hotel."

Lodging Facility- A building or group of associated buildings where rooms, groups of rooms, or other shelter, are operated under a single management entity and offered for transient use. Includes hotel, motel, guest cottages, inn, lodge, or condotel. May include customary lodging amenities and facilities such as restaurant, meeting rooms.

~~Motel~~ — See "Hotel."

Short term rental - A permitted dwelling unit, designed for residential occupancy, that is offered for transient rental.

Transient - A room, numbers of rooms, or dwelling unit that is offered for rent in increments of less than one month.

Two-Family Residential Unit – A single-family residential dwelling with an accessory dwelling unit (ADU), with an interior door between the two units, ~~and the two units being maintained in the same ownership entity.~~

- a) One dwelling unit shall be identified as the primary dwelling unit and the other as the accessory dwelling unit.
 - ~~d) Either the primary dwelling unit or the accessory dwelling unit, or both, may be rented.~~
- b) The two-family residential unit shall be maintained in the same ownership entity, and neither dwelling unit can be conveyed separately.

PART 2. The following Uses are under consideration to be added or revised in Article IV.J), with subsequent renumbering as required:

| USES | LDR | HDR | VC | C1 | SC | REC | Snow's | GB | WMNF |
|---|----------|-----------|----------|----------|----|-----|--------|----|------|
| RESIDENTIAL | | | | | | | | | |
| f) Short term rental offered for no more than 90 cumulative calendar year days | <u>a</u> | <u>a</u> | <u>a</u> | <u>a</u> | | | | | |
| g) Short term rental of one unit in a two-family residential unit offered for more than 90 cumulative calendar days provided one unit is owner-occupied | <u>a</u> | <u>a</u> | <u>a</u> | <u>a</u> | | | | | |
| COMMERCIAL | | | | | | | | | |
| h.) Short term rental offered for more than 90 cumulative calendar year days | | <u>P</u> | <u>P</u> | <u>P</u> | | | | | |
| i.) Bed and breakfast | | <u>SE</u> | <u>P</u> | | | | | | |
| h) Lodging facility Hotels, motels, inns, and public lodging | | | <u>P</u> | <u>P</u> | | | | | |

PART 3. The following additional language for Home Occupations is under consideration for Article V.A)5):

- h) For purposes of this section, provided all requirements contained herein are met, the following by way of example shall be considered home occupations:
 - (i) Professional offices
 - (ii) Art studios.
 - (iii) Teaching, with musical instruction limited to two pupils at a time.
 - (iv) Dressmaking or millinery.
 - (v) Home day care
 - (vi) Offering of one or two bedrooms in an owner-occupied dwelling for transient use.
 - ~~(vii)~~ Offering one unit of a two-family residential unit for short term rental use provided one of the two units is owner-occupied.

A home occupation shall not include the following: Clinic, funeral home, nursing home, tea room, restaurant, antique shop, veterinarian's office or use similar to any of the foregoing excluded uses

 - j) A permit is required for any home occupation involving on-site guests, visitors, clients, or nonresident employees.

PART 4. The following revision to Minimum Off-Street Spaces is under consideration for Article V.C)1):

| USE | PARKING REQUIREMENTS |
|---|--------------------------------------|
| <u>Lodging facility</u> Public accommodation hotels, motels, and lodges. | 1-1 1/8 spaces for each rental unit. |