

**Planning Board Hearing 9/12/2011**

**Revise Sec. 78-581. Definitions.**

~~Rooming house means a house where lodgings are provided for rent by the week or month.~~

Rooming house means accommodations in which, for compensation, lodging is provided and the owner and/or operator of the establishment maintains their residence at the site. A rooming house shall be limited to no more than 10 rental units. A rooming house with more than 10 rental units shall be deemed a hotel or motel for the purposes of this Ordinance.

~~Vacation rental means a house(s) where lodgings are provided by the week or month.~~

Vacation rental means no more than two single family homes with a combined total no more than 9,000 square feet gross floor area which are rented for two (2) days or more to tourists, vacationers, or similar transients.

Vacation rental complex means two single family homes or one single family home with a combined total of more 9,000 square feet of gross floor area or a group of more than two separate vacation rental units adjacent to each other and held in common ownership which are rented out for two (2) days or more to tourists, vacationers, or similar transients. A vacation rental complex shall include no more than 10 separate vacation rental units. A development consisting of more than 10 vacation rental units shall be considered a hotel or motel for purposes of this ordinance except within the Open Use District (OU) where it shall be considered a vacation rental complex and shall be required to obtain a conditional use permit.

**Add to Sec. 78-678. Conditional use standards.**

(13) Vacation Rental Complex or Rooming House. Vacation Rental Complex and Rooming House standards shall be as follows:

- a. Frontage requirements. The development shall have access to a highway or road suitable for the scale and density of the development being proposed.
- b. Minimum distance between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the board of adjustment to ensure adequate air, light, privacy, and space for emergency vehicle access.
- c. Every dwelling unit shall have access to a public or private street, walkway or other area dedicated to common use, and there shall be provision for adequate vehicular circulation to all development properties, in order to ensure acceptable levels of access for emergency vehicles as approved by the Fire Marshal.
- d. Water and waste systems. Plans and accompanying documentation to ensure that the water and waste systems proposed for the development have been approved by the appropriate local and state agencies shall be submitted as part of this application.

- e. Parking. Preliminary plans shall included parking provisions adequate for the maximum number of guests proposed. Parking requirements shall be at least one space for each two proposed guest rooms. Such parking areas shall be visually screened with a vegetated buffer or fencing adjacent to any single family residential development.
- f. Signage. Freestanding signage shall be shown on the submitted plan and shall not exceed ten square feet in surface area. Only one freestanding sign is allowed.
- g. Bathrooms. One bathroom must be provided for every four guest rooms.
- h. Lighting. Outdoor lighting shall be shown on the submitted development plan and shall be harmonious with surrounding properties. Lighting shall not create glare or interfere with the relative enjoyment of surrounding properties.

**Revise Sec. 78-641. Permitted uses.**

(a) *Permitted use table.* Uses are permitted in the various zoning districts pursuant to Table 1

<b>Table 1- Permitted Use Table</b>										
<b>Uses</b>	<b>P = Permitted</b> <b>C = Allowed as Conditional Use</b> <b>Blank Space = Not Permitted</b>									
	<b>Districts</b>									
	<b>R-LD</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>NS</b>	<b>CS</b>	<b>EMP</b>	<b>PS</b>	<b>BDM</b>	<b>OU</b>
<u>Rooming houses and Vacation rentals</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>		<u>P</u>
<u>Vacation rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Vacation Rental Complex</u>				<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Rooming House</u>			<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>		<u>P</u>

