AMENDMENT B: Housing Definitions and Short-Term Rentals

Revised for January 30, 2023 public hearing.

Description: Amend Article II Definitions to add definitions related to housing and amend Table I Use Regulations, Retail and Services item 8 to include short-term rentals as a use permitted by special exception in listed districts.

Amend Article II Definitions to include the following definitions:

"Dwelling Unit" means a building or portion thereof providing complete independent residential living facilities for one or more persons as a single housekeeping unit, including permanent provisions for living in residence, sleeping, eating, cooking and sanitation. This use shall not include such transient occupancies as <u>a</u> Hotels, Motels, Lodging House, Bed and Breakfast Inn, or Short-Term Rental.

"Short-Term Rental (STR)" means a dwelling residential living unit where lodging is provided for transient guests for compensation for stays of up to six months not to exceed an aggregate of 182 days per calendar year, and where the dwelling unit that would normally be considered a residential living unit not associated with regulated commercial activities such as a Hotel, Motel, Lodging House, or Bed and Breakfast Inn.

"Bed and Breakfast Inn" means a private residence occupied by the owner or the owner's agent, several rooms of which are set aside for overnight guests whose paid accommodations include breakfast.

"Hotel" means a commercial establishment that provides lodging and usually meals and other services for transient guests.

"Lodging House" means a building or place that is occupied by the owner or the owner's agent where lodging is provided (or which is equipped regularly to provide lodging by prearrangement for definite periods) and meals may be provided for compensation for up to 12 individuals, not open to transient guests, in contradistinction to hotels open to transients.

"Motel" means a commercial establishment that provides lodging for transient motorists in rooms usually having direct access to an open parking space or garage that may also provide meals and other services for transient motorists and other paying guests.

Amend Table I Use Regulations to include Short-Term Rental as a use permitted by special exception in the following listed districts:

Retail and Services

Uses	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
8. Lodging house, bed and breakfast inn, and short-term rental	S	S	S	S	S	S		S