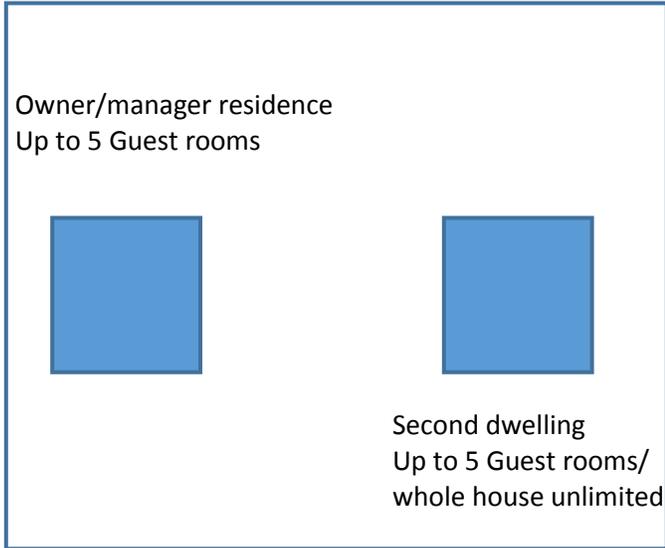


RECOMMENDED CHANGES TO HOMESTAY REGULATIONS (TRANSIENT LODGING)

Rural Areas				
Existing Zoning Regulations				
	Guest Rooms	Whole House Rental allowed?		
1 house on a property	5-with owner/resident manager on premises during rental	No		
2 houses on a property (provided that that each house has a development right- <i>Parcel A Example below</i>)	10 (5 per house, no change)	Yes, if owner/manager resides in second dwelling on the property		
Proposed Zoning Regulations (in addition to those listed above)				
	Guest Rooms	Whole House Rental allowed?	Number of Days Whole House Rental allowed	Additional Information to be provided on application
1 house on a property	5-with owner/resident manager on premises during rental	Yes	45 per year and no more than 7 per month Host must keep log of number of days per year rented and report to Zoning monthly.	Local contact in case of an emergency posted in guest rooms and provided to abutting property owners.
2 houses of the same owner on adjoining properties separated by a single lot line- <i>Parcel A & B Example below</i>	10 (5 per house, same as if lot line were not present)	Yes	45 per year for first house and and no more than 7 per month Host must keep log of number of days per year rented and report to Zoning monthly. Unlimited for 2 nd house (no change)	Local contact in case of an emergency posted in guest rooms and provided to abutting property owners.

Existing Regulations-Parcel A Example



Proposed-Parcel A & Parcel B Example



RECOMMENDED CHANGES TO HOMESTAY REGULATIONS (TRANSIENT LODGING)

Development Areas (Residential Zoning Districts)				
Existing Zoning Regulations				
	Guest Rooms	Whole House/ Unit Rental allowed?		
Single family detached house	5-with owner/resident manager present during rental	No		
Proposed Zoning Regulations (in addition to those listed above)				
	Guest Rooms	Whole House/ Unit Rental allowed?	Number of Days per Year for Whole House Rental	Additional Information to be provided on application
Single family detached house	5-with owner/resident manager present during rental	Yes	45 per year and no more than 7 days per month. Host must keep log of number of days per year rented and report to Zoning monthly.	Local contact in case of an emergency posted in guest rooms and provided to abutting property owners.
Townhouse or Attached Unit (rented or owned)	2 – with resident manager present during rental	No		Local contact in case of an emergency posted in guest rooms and provided to abutting property owners. Owner approval if a rental property.