

CURRENT AND RECOMMENDED CHANGES TO HOMESTAY REGULATIONS (TRANSIENT LODGING) AS OF 8/23/18

Red indicated recommended change by Planning Commission; **Blue** indicates Board recommendation or discussion to-date

Current Regulation, recommended changes noted	Residential Zoned Parcels	Rural Areas Zoned Parcels with one SFD	Rural Areas Zoned Parcels 4+ acres with Second SFD meeting Development Rights
Number of Guest Rooms	5 Consider whether it should be reduced to 2	5 Consider if regulations should mirror residential districts for small lots in RA and number of guest rooms be reduced to 2	10
Location of Guest Rooms	SFD	SFD or accessory structures Consider if regulations should mirror residential districts for small lots in RA	SFD or accessory structures
Setbacks	Not specified	Not specified for SFD Accessory structures must meet primary setbacks*: 75' public road; 25' private or internal road and sides; 35' rear Parking must meet 25' setback	Not specified for SFD Accessory structures must meet primary setbacks*: 75' public road; 25' private or internal road and sides; 35' rear Parking must meet 25' setback
Parking	1/ guest room + 2/SFD Parking may be on or off-street	1/ guest room + 2/SFD Parking must be off-street	1/ guest room + 2/SFD Parking must be off-street
Parking change in PC recommended ZTA; BOS agrees	Parking must be off-street		
Owner/manager requirements	Owner must reside in SFD	Owner or manager must reside on property	Owner or manager must reside on property
Number of BNBs allowed	1	1	2
Whole house rental (rental where owner/manager not present)	Not permitted	Not permitted	Not permitted
Whole house rental (rental where owner/manager not present) change in PC recommended ZTA Recommend by BOS	Allow in SFD 45 per year/7 days per month and keep log and report monthly; Neighbor Notification Not recommended	Allow 45 per year/7 days per month and keep log and report monthly; Neighbor Notification Consider if regulations should mirror residential districts for small lots in RA	Allow 45 per year/7 days per month and keep log and report monthly; Neighbor Notification
Number of Guests BOS to consider if regulation should be added	Not specified	Not specified	Not specified

Minimum acreage Board to consider if regulation should be added to RA	Not specified	Not specified Considered by Board	Not specified
Rental of Townhouse, attached units, or multifamily	Not permitted	Not permitted	Not permitted
Rental of Townhouses PC recommended ZTA; Not recommended by Board	2 guest rooms, only with resident manager present during rental		

Additional changes for transient lodging in all districts:

- Replace “accessory tourist lodging” and “bed and breakfast” with “homestay”
- Local contact in case of an emergency posted in guest rooms and provided to abutting property owners
- Annual safety inspection
- Annual registry on Short Term Rental registry

**A lesser yard approved by the zoning administrator that is not less than the minimum yard required for an accessory structure that would otherwise be applicable, if the zoning administrator finds that: (i) the distance between the accessory structure and the closest primary structure on the closest abutting parcel is greater than the applicable minimum yard requirement for a primary structure; and (ii) written consent has been provided by the owner of the abutting lot consenting to the alternative minimum yard. The minimum yard for any parking area shall be twenty-five (25) feet.*