

Summary of changes

New terms/definitions

Existing terms and definitions	Proposed terms and definitions
<i>Homestay.</i> "Homestay" means an accessory residential use providing transient lodging and rooms for dining and meetings for use by homestay guests provided that the dining and meeting rooms are subordinate to the homestay use. A homestay use may offer no more than five guest rooms for lodging.	No change
<i>Responsible agent.</i> "Responsible agent" means for a homestay use, an owner, manager, management company, rental agent or individual who is identified in the zoning clearance.	<i>Responsible agent.</i> "Responsible agent" means for a homestay use, an owner, manager, management company, rental agent, or individual identified in the zoning clearance, whose role is to promptly address complaints regarding the homestay use.
n/a	<i>Hosted stay.</i> "Hosted stay" means a homestay use in which an owner of the subject parcel or an approved resident manager is present overnight at the subject parcel during the entirety of a homestay rental period.
<i>Whole house rental.</i> "Whole house rental" means a homestay use during which the owner is not required to be present.	<i>Unhosted stay.</i> "Unhosted stay" means a homestay use in which an owner of the subject parcel or an approved resident manager is not present overnight at the subject parcel during part or all of a homestay rental period.

Reorganization of ordinance

Existing ordinance order	Proposed ordinance order
<ol style="list-style-type: none"> 1. Regulations 2. Application requirements 3. Regulations 4. Special exceptions 5. Parcel-based regulations 	<ol style="list-style-type: none"> 1. Clearance requirements 2. Use provisions 3. Parcel-based regulations 4. Special exceptions

Minimum yards

Existing minimum yards for homestay use	Proposed minimum yards for homestay use
In Residential or Planned Development districts: minimum required yards for primary structures	In Residential or Planned Development districts, or Rural Areas district on parcels less than 5 acres: minimum required yards for primary structures
In Rural Areas district on parcels less than 5 acres: 125 feet minimum yards to all boundaries	
In Rural Areas district on parcels of 5 acres or more: 125 feet minimum yards to all boundaries	In Rural Areas district on parcels of 5 acres or more: minimum required yards for primary structures AND screening for structures and parking located less than 125 feet from parcels under different ownership.

Potential special exceptions

Potential special exceptions	Proposed minimum yards for homestay use
<p>In Residential or Planned Development district, or Rural Areas district on parcels less than 5 acres:</p> <ul style="list-style-type: none"> - Increase in guest rooms up to 5 - Use of an accessory structure - Reduction of minimum yards - Resident manager to fulfill occupancy requirement in place of owner 	<p>No change</p>
<p>In Rural Areas district on parcels of 5 acres or more:</p> <ul style="list-style-type: none"> - Use of an accessory structure built prior to August 7, 2019 - Reduction of minimum yards 	<p>In Rural Areas district on parcels of 5 acres or more:</p> <ul style="list-style-type: none"> - Use of an accessory structure built prior to August 7, 2019 - Reduction of minimum yards. - Resident manager to fulfill occupancy requirement in place of owner