

SUMMARY OF PLANNING BOARD'S RECOMMENDED ZONING CODE CHANGES

Eliminate:

- Tourist Homes
- Motels

B&B Homestays:

- Permitted Use in A-2, C and Downtown D Districts
- Homeowner in residence
- With or without breakfast - (Tourist Home function remains)
- Increase maximum consecutive stay from 3 to 7 days
- Licensing procedure - Eight issued annually, of which no more than three can be in A-2
- Limited to two rental rooms in A-2 and C Districts, six rental rooms in the D District
- Basic Insurance requirement and an annual inspection by Codes Officer

Hotels:

- Permitted in Downtown D District
- Seven or more rooms
- On-Site Supervisory Management
- Mixed-use - restaurants, gift shops and services on ground level

Lodging:

- Permitted in A-3 District
- Seven or more rooms
- On-Site Supervisory Management
- Mixed-use - restaurants, gift shops and services on ground level

New Defined Terms:

- Transient Occupancies - B&B Homestays, Hotels and Lodgings
- On-Site Supervisory Management
- Professional Hotel or Lodging Management Company

Grandfathering Provision:

- Current, Legally-Operating B&B Homestays, Lodgings and Hotels:
- B&B Homestays - licensing and management review
- Lodging and Hotels - On-Site Supervisory Management or Professional Hotel or Lodging Company
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Short Term Occupancies:

- Reconfirms Transient Occupancies of less than 30-days are limited to B&B Homestays, Hotels and Lodgings