

➤ **Article 2: Definitions**

Delete the following:

~~Boardinghouse, tourist home:~~

~~Tourist home:~~

Add the following:

Bed and Breakfast, Class A: A use composed of transient lodging provided by the resident occupants of a dwelling that is conducted within said dwelling and/or one or more structures that are clearly subordinate and incidental to the single family dwelling, having not more than five (5) guest rooms in the aggregate, and having not more than twelve (12) transient lodgers in the aggregate, and which also may include rooms for dining and for meetings for use by transient lodging guests of the class A bed and breakfast, provided that the dining and meeting rooms are accessory to the class A bed and breakfast use.

Bed and Breakfast, Class B : A use composed of transient lodging provided within a single family dwelling and/or one or more structures that are clearly subordinate and incidental to the single family dwelling, having not more than eight (8) guest rooms in the aggregate, and having not more than twenty-four (24) transient lodgers in the aggregate, and which also may include rooms for dining and for meetings for use by transient lodging guests of the bed and breakfast provided that the dining and meeting rooms are accessory to the bed and breakfast use.

Boardinghouse: A use composed of a single building in which more than one room is arranged or used for lodging by occupants who lodge for thirty (30) consecutive days or longer, with or without meals, for compensation. A boardinghouse may be occupied by the owner or operator, but may not be operated on the same parcel as a bed and breakfast.

Tent: A structure or enclosure, constructed of pliable material, which is supported by poles or other easily removed or disassembled structural apparatus.

Transient: A guest or boarder; one who stays for less than thirty (30) days and whose permanent address for legal purposes is not the lodging or dwelling unit occupied by that guest or boarder.

Transient lodging: Lodging in which the temporary occupant lodges in overnight accommodations for less than thirty (30) consecutive days.

Vacation House: A house rented to transients. Rental arrangements are made for the entire house, not by room. Vacation houses with more than five (5) bedrooms are subject to the requirements contained in Article 13, Site Development Plan.

Amend the following:

Campground: Any place used for transient camping where compensation is expected in order to stay in a tent, travel trailer, or motor home. Campgrounds require the provision of potable water and sanitary facilities.

Dwelling: Any building which is designed for residential purposes (except boardinghouses, dormitories, hotels, and motels).

Dwelling, single-family detached: A building arranged or designed to contain one (1) dwelling unit.

Home Occupation, class A: An occupation carried on by the occupant of a dwelling as a secondary use in connection with which there is no display, and not more than one (1) person is employed, other than members of the family residing on the premises, such as the tailoring of garments, the preparation of food products for sale, and similar activities, beauty parlors, professional offices such as medical, dental, legal, engineering, and architectural offices conducted within a dwelling or accessory building by the occupant.

Home Occupation, class B: An occupation carried on by the occupant of a dwelling as a secondary use in connection with which there is no display, and not more than four (4) persons are employed, other than members of the family residing on the premises, such as the tailoring of garments, the preparation of food products for sale, and similar activities, beauty parlors, professional offices such as medical, dental, legal, engineering, and architectural offices conducted within a dwelling or accessory building by the occupant.

Hotel: Any hotel, inn, hostelry, motel, or other place used for overnight lodging which is rented by the room to transients, is not a residence, and where the renting of the structure is the primary use of the property.

Travel Trailer: A vehicular, portable structure built on a chassis, designed as a temporary dwelling for travel, recreational, and vacation uses. The term "travel trailer" does not include mobile homes or manufactured homes.

➤ **Article 4: Agricultural District A-1**

Amend as follows:

Section 4-1 *Uses – Permitted by right.*

- 4-1-3 Boardinghouse
- 4-1-30 Bed and Breakfast, Class A
- 4-1-31 Bed and Breakfast, Class B
- 4-1-32 Vacation House

Section 4-1-a *Uses – Permitted by Special Use Permit only:*

- 4-1-10a Campground

➤ **Article 5: Residential District R-1**

Amend as follows:

Section 5-1 *Uses – Permitted by-right:*

- 5-1-17 Bed and Breakfast, Class A
- 5-1-18 Bed and Breakfast, Class B, if the subject property contains more than one zoning classification with a majority portion of the subject property zoned Agricultural A-1.
- 5-1-19 Vacation House, if the subject property contains more than one zoning classification with a majority portion of the subject property zoned Agricultural A-1.

Section 5-1-a *Uses – Permitted by Special Use Permit only:*

- 5-1-4a Bed and Breakfast, Class B, if the provisions in 5-1-18 do not apply to the subject property
- 5-1-5a Vacation House, if the provisions contained in 5-1-19 do not apply to the subject property

➤ **Article 6: Residential District R-2**

Amend as follows:

Section 6-1-a *Uses – Permitted by Special Use Permit only:*

- 6-1-3a Boardinghouse
- 6-1-4a Bed and Breakfast, Class A
- 6-1-5a Vacation House

➤ **Article 7: Residential Planned Community District RPC**

Amend as follows:

Section 7-5-2 Single-Family Residential Sector - SR

In Single-Family Residential Sectors, the following uses will be permitted:

1. Single-family detached dwellings.
2. Single-family attached dwellings.

3. Other uses as permitted in Residential Districts R-1 and in Section 7-5-1(b); except that Vacation House shall be a permissible by-right use in the SR Sector of the RPC District and shall not require a Special Use Permit.

➤ **Article 8: Business District B-1**

Amend as follows:

Section 8-1 Uses – Permitted by right:

- 8-1-25 Bed and Breakfast, Class A, if the subject property contains an existing non-conforming dwelling or has an approved Special Use Permit for dwelling units pursuant to 8-1-10a
- 8-1-26 Bed and Breakfast, Class B, if the subject property contains an existing non-conforming dwelling or has an approved Special Use Permit for dwelling units pursuant to 8-1-10a
- 8-1-27 Vacation House, if the subject property contains an existing non-conforming dwelling or has an approved Special Use Permit for dwelling units pursuant to 8-1-10a

Section 8-1-a Uses – Permitted by Special Use Permit only:

- 8-1-13a Campground

➤ **Article 8A: Business District B-2**

Amend as follows:

Section 8A-1-a Uses – Permitted by Special Use Permit only:

- 8A-1-15 Hotel

➤ **Article 8B: Service Enterprise District SE-1**

Amend as follows:

Section 8B-1 Uses – Permitted by right:

- 8B-1-3 Boardinghouse, vacation house, class A bed and breakfast, class B bed and breakfast, churches, church adjunctive graveyards, libraries, schools, hospitals, clinics, parks, playgrounds, post offices, fire department, and rescue squad facilities

Section 8B-1-a Uses – Permitted by Special Use Permit only:

- 8B-1-14a Campground