

## USE — High Occupancy Dwelling Option

### Regulate by *Use*

- Create Zoning Definition for High Occupancy Dwelling
- Designate High Occupancy Dwelling as Conditional Use in RS-1 District
- Prohibit High Occupancy Rental Dwelling in RS - 1 District
- Example Definitions:

*Use, High Occupancy Dwelling:* Single family dwelling unit with a designed occupancy of more than 14 persons.

*Use, High Occupancy Dwelling, Rental:* A single family dwelling unit where more than 14 people occupy the home within a 24 hour period and a fee is exchanged to use the home. Use as rental is prohibited in RS -1 District.

*OR*

*Use, High Occupancy Dwelling, Rental:* A single family dwelling unit that is occupied in exchange for payment with the expectation that more than 14 persons will utilize the premises to sleep during a 24 hour period. Use as rental is prohibited in RS -1 District.

- High Occupancy Dwelling, Rental is not a conditional use in RS - 1 District
- Regulating by use is an enumerated right of the township
- Regulating by use does not directly or indirectly restrict the "number and types of rooms"
- 6000 SF limitation stays in place
- While not restricting the ability to *build* a home with more than 14 occupants, removes economic incentive to do so by restricting the ability to *use* the property for vacation rental.
- Uses existing conditional use procedure to ensure adequate early stage enforcement
- Does not restrict vacation rentals for homes with 14 occupants or less
- Directly addresses the challenge the town currently faces, the commercialization of single family residences within a Residential district

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