

USE – High Occupancy Dwelling Option

Regulate by *Use*

- Create Zoning Definition for High Occupancy Dwelling
- Create Zoning Definition for High Occupancy Dwelling, Short Term Rental
- Designate High Occupancy Dwelling as Conditional Use in RS-1 District
- Prohibit High Occupancy Short Term 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, Short Term Rental: A high occupancy dwelling unit where persons other than the property owner occupies the home within a 24 hour period but less than a month and a fee is exchanged to use the home. Use as short term rental is prohibited in RS -1 District.

OR

Use, High Occupancy Dwelling, Short Term Rental: A high occupancy dwelling unit that is occupied for less than a month in exchange for payment. Use as short term rental is prohibited in RS -1 District.

OR (Asheville Example)

Use, High Occupancy Dwelling, Short Term Rental: A high occupancy dwelling that is used and/or advertised through an online platform, or other media, for transient occupancy for a period of less than one month.

- High Occupancy Dwelling, Short Term 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
- Does not restrict vacation rentals for homes with 14 occupants or less