

ZTA -- High occupancy limit

Add to definitions:

Vacation cottage. A one-family or two-family residential structure that is used for any part of a year as transient housing for vacationers, travelers, or others. A one-family or two-family structure offered for rent or use by the day, week, or other period of less than one month is a vacation cottage.

Add to intent subsection of Residential districts:

In order to meet this intent, the density of population district is managed by establishment of minimum lot sizes and maximum overnight occupancy limits for vacation cottages.

Add to use regulation in RS-1 and R-1 districts:

A vacation cottage is a permitted use, provided the maximum overnight occupancy of the vacation cottage is 14 persons or less.

Optional standard:

A vacation cottage with a maximum overnight occupancy of more than 14 persons may be permitted as a conditional use in this residential zoning district. In addition to the all other standards for a conditional use, the minimum lot size for a vacation cottage with a maximum overnight capacity of more than 14 persons is 80,000 sq. ft.