

TAB C

SUGGESTED REVISIONS/ AMENDMENTS FOR TOWN BOARD REVIEW AND CONSIDERATION

Definitions

- Include durational limitations to define what is considered temporary or seasonal use (i.e., up to 180 days?).
- Similar revision to define what is considered “permanent seasonal”, as used in the definition of “Recreational Camp or Facility”.
- Include durational limitation to define what is considered “transient lodging” limit (i.e., up to one week?)
- Eliminate definition of “lodging facility” and replacing with new definition for “hotel” and “motel”. Examples of proposed definitions can be provided upon request.
- Adopt separate definitions for “Camp, Day” and “Camp, Overnight”.
- Adopt specific definitions to regulate density of “Camp” uses such as: “Camp Site” and “Camping Unit”.
- Consider adopting a new definition for “Campground” and excluding that use from the definition of “Low-Impact Recreation”.
- Include a new definition for “glamping” or include it within one of the recognized use categories (i.e., “A tent, yurt cabin or other structure advertised and used as a ‘glamping’ use shall be considered a ____”).
- Harmonize definitions in Zoning Law and Chapter 200 to make clear what uses are subject to regulation and licensing requirement.

Dimensional Requirements

- Consider adopting specific density requirements for campground-like uses that would not be subject to regulation under Chapter 200 (i.e., “Camps”, “Low-Impact Recreation” and “Recreational Camps and Facilities” that did not qualify as “Tourist Camps” or “Travel Trailer Parks”). In the alternative, the density requirements in Chapter 200 could be applied to a wider range of uses campground-like uses.

Supplemental Regulations

- Clarify what if any other defined use categories are subject to the Supplemental Regulations at Zoning Law §220-45 (i.e., is it intended to apply only to “Camps”, or to

other uses that include “camp structures” [“Recreational Camp or Facility”, “Lodging Facility”, etc.).

- Review and revise reference to stream setback at Zoning Law §220-25(A) (reference is to §220-14D which appears to be an error).

Short-Term Rentals

- Consider adopting a local law to regulate Short Term Rentals
 - Require an annual license or permit
 - Impose durational limitations
 - Require that site be owner-occupied or that a local contact be identified to respond to complaints
 - Limit the use of short-term rentals for public assembly or large events
 - Limit the number of short-term rentals per property