

ZONING AUDIT WORKSHEET – UPDATE – 3.15.19

CURRENT DEFINITION	LEGAL REVIEW	PROPOSED DEFINITIONS	DIMENSIONAL DENSITY SUPPLEMENT
<p>CAMP – Any area of land containing recreation facilities and which may contain cabins, tents, recreation travel vehicles, shelters, or accommodations used for what is commonly known as “overnight camp” or “day camp” purposes, or otherwise designed for seasonal or other temporary recreational and living purposes occupied by adults, children, or any combination of individuals, families or groups.</p>	<p>The definition doesn’t differentiate between day camps and overnight camps. 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”. There are no durational limitations specified to define what constitutes “seasonal or temporary” recreational and living purposes. Include durational limitations to define what is considered temporary or seasonal use (i.e. up to 180 days). Definition includes reference to “shelters or accommodations” but it is not clear that this would include yurts, lean to’s or tents with platform foundations commonly associated with “glamping” facilities. NOTE – definition does not recognize or include a separate definition for “campground” use. The zoning defines “recreational camps and facilities” but the definition excludes hotels, resorts, and facilities for travel trailers, campers and other motorized camping vehicles – but that does not cover all facilities that include “camp” uses.</p>	<p>CAMPGROUND Any parcel of land on which are located two or more camping units of a design or character suitable for seasonal or other more or less temporary living purposes to be occupied by adults, children, or any combination of individuals, families, or groups. Campground may include permanent structures, such as service buildings and recreational structures, excluding trailer parks, boarding houses, hotel or motel, golf courses, resorts, and lodging.</p> <p>CAMP SPACE A plot of ground within a Campground designed for the accommodation of a single camping unit, with or without connections to water supply, electrical service or sewage systems, used by one camping unit.</p> <p>CAMPING UNIT Any independent or dependent pick-up camper, motor home, recreational vehicle, travel trailer, or tent, tent house, yurt, lean-to, or similar non-permanent unit with or without a base structure not exceeding either ??? feet in body width or ??? feet in</p>	

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CAMP continued		<p>body length and designed and used specifically for seasonal or temporary recreational purposes.</p> <p>YEAR-ROUND 12 months per year</p> <p>SEASONAL Intended to be open for business and/or available to users in increments, fluctuating or restricted according to season or time of year, but not for 12 months a year.</p> <p>TEMPORARY Lasting for a limited amount of time. Not year-round and not seasonal.</p> <p>CAMPING - RESIDENTIAL LOT Camping on a residential lot is permitted only when the following requirements are met: 1. Sewage shall be disposed of either at an off-site facility or by means of an on-site disposal system. In either case, the facility or system must be one currently permitted and approved by Ulster County. 2. Compliance with all minimum setbacks for the zone district. 3. Camping on any property over 60 days in any continuous 12-month period will be considered a permanent residence and will be in violation of these Regulations. 4. No</p>	

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		<p>more than two camping units, per lot, are allowed.</p> <p>DAY CAMP Non-overnight camp providing recreation, arts and crafts and other activities for preschool and school age participants, limited to summer and other school vacation periods.</p> <p>OVENIGHT CAMP tbd</p>	
<p>Recreation Camps and Facilities – Seasonal recreational uses that may involve seasonal cabins and other permanent seasonal structures, including but not limited to seasonal transient lodging, information kiosks, clubhouses, pools, tennis courts, exercise facilities, basketball courts, and other recreational structures, excluding golf courses, hotels, resorts, and facilities for travel trailers, campers and other motorized camping vehicles.</p>	<p>The reference to “permanent seasonal structures” is the main clause that distinguishes this use from other temporary camping facilities that would be included in the definition of “low-impact recreation discussed above. BUT the definitions inclusion of the word “may” makes clear that this distinguishing characteristic is not even necessary and may not be present in all cases.</p> <p>It is also noted that “permanent seasonal structure” is not defined and may be open to interpretation.</p> <p>It is not clear if short-term rentals of seasonal cabins, other permanent seasonal structures or even vacant land that is offered by a homestay company like Air BnB or Tenterr could be subject to regulation under this definition</p>	<p><i>REMOVE THIS TERM FROM TEXT AND DEFINITION</i></p>	

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<p>Lodging Facility – Any hotel, motel, inn or other establishment providing sleeping accommodations for transient guests, with or without a dining room or restaurant, excluding bed-and breakfast establishments.</p>	<p>Eliminate the definition of “Lodging Facility” replace with new definition for hotel, motel (Allyson can provide definitions if needed). The current zoning does not separately define hotel, motel or inn. The relevant clause is “establishment providing sleeping accommodations for transient guests”. This is a broad definition that would arguably encompass a “camp” “low-impact recreation facility and “recreation camp or facility” provided it had sleeping accommodations for transient guests. This definition could also be interpreted as applying to short-term rentals also offered by homestay companies</p>	<p>LODGING FACILITY - (excluding bed-and-breakfast establishments) <i>“Lodging” is an encompassing term inclusive of hotel, motel, hostel, boarding home, and other genres of accommodation.</i></p> <p>One or more structures or portion thereof, providing overnight accommodations with or without a dining room or restaurant and containing at least six (6) guest rooms and includes 24 hour, 7 days a week on-site management.</p>	

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	like Air BnB that are not owner-occupied and do not otherwise meet the definition of a “Bed and Breakfast”		
Resort – A development that includes recreational, lodging, and second-home residential uses, combined to create a vacation environment, which may or may not also include a health spa, conference facilities, equestrian facilities, hiking trails, a golf course, ski facilities, and other related commercial and recreational uses. See 220-18	To qualify as a resort the use must include a combination of recreational, lodging and second home residential uses. The addition of “second-home” uses distinguishes resorts from the other tourism related accommodation uses listed above.	Resort – A development that includes recreational, lodging, and second-home residential uses, combined to create a vacation environment, which may or may not also include day use , a health spa, conference facilities, equestrian facilities, hiking trails, a golf course, ski facilities, and other related commercial and recreational uses.	
GENERIC DEFINITION NEEDS	Include a new definition of “Glamping” or include it within one of the recognized use categories (ie “A tent, yurt cabin or other structure advertised and used as a “Glamping” use should be considered a _”.)	The above definitions inclusive of any current or future terminology	