

## Rural Compound

**RURAL COMPOUND.** A living arrangement where multiple principal detached single-family dwelling units are established on one or more lots of record.

Allowed as a Conditional Use in the Town's CC, Community Conservation District, the Conditions associated with a Rural Compound are as follows:

(f) *Rural compound.*

1. On lots containing one acre or less, a maximum of three principal dwelling units shall be permitted, provided that all applicable lot area and setback requirements are met for all dwellings as if they were established on individual lots;
2. On lots containing more than one acre, the maximum number of principal dwelling units permitted shall be limited by density and lot area and dimensional requirements, not to exceed a total of five dwelling units; and
3. Lots shall be arranged to ensure public street access in the event the property on which the dwellings are located is subsequently subdivided for sale or transfer. Such public street access may be direct, or may be provided through an access easement of sufficient width, design, and material so as to accommodate fire apparatus and other emergency and service vehicles.

## Accessory Structure

**ACCESSORY BUILDING, STRUCTURE, OR USE.** A building, structure, or use customarily incidental and subordinate to, and detached from, the principal use or building and located on the same lot with such principal use, uses, or building.

An Accessory Structure is limited to 750 square feet and cannot exceed 15 feet in height. Provided it meets the lot coverage requirements, there can be more than one accessory structure on a lot.

## Accessory Dwelling Unit (ADU)

**DWELLING, ACCESSORY.** A separate housing arrangement within, attached to, or detached from a single-family dwelling unit (not including townhouses), which includes its own dedicated entrance from the outdoors **and a kitchen** and bath separate from those contained within the principal structure, and therefore functions as a complete living unit.

There shall be a limit of one ADU per lot. Further, an ADU shall be limited to 850 square feet of conditioned floor area and cannot exceed 25 feet in height.

As a matter of information, there is currently a 1-year waitlist for ADU permits per the Town's Building Permit Allocation System (BPAS).

## Short Term Rental

### ***SHORT-TERM RENTAL, or STR.***

(a) The rental or lease for valuable consideration of a residential dwelling unit, or portion thereof, for a duration of less than 30 consecutive days is considered an STR and is subject to this subchapter;

(b) This subchapter and its requirements shall apply to any, and all, businesses that were previously defined as a bed and breakfast under earlier town ordinances; and

(c) Home-based businesses and tourist accommodations, including hotels (includes motel and extended stay), boutique hotels (includes inn), and similar accommodations located on property in a commercial zoning district are not defined as ***SHORT TERM RENTALS*** and thus are not subject to this subchapter.

You must have a STR Permit to operate a Short-Term Rental. The Town has capped the number of STR's in the Town to 400, and there are no permits remaining. Further, there is a waitlist right now with 150 residents.