

## General considerations --

### Amend to:

- Make clear only listed uses under the permissive use descriptions under the District sections are allowed.
- Make clear that the Zoning Ordinance is a Permissive ordinance.

## RVs

### Amend so no placement of RV's occur anywhere except District C. Amend zoning with the following

- Modify definition of RV to clarify only allowed in District C and never as year-round Dwelling
- Need standard Septic
- Only one per two acre unless sited in a small (10 unit) recreational park.
- Amend District A & B use list to say oK to store RV's on property adjacent to single family dwelling in District A & B – cannot use as a seasonal or year-round dwelling, guest house or rental or as home business or occupation
- Tiny House and other wheeled structures considered RV's

## TINY HOUSE

### Add & Amend definitions and District Use where necessary --

Tiny House is considered an RV unless the following requirements are satisfied:

1. It must have wheels off and be attached to a permanent foundation and intended as a single-family residential dwelling. It must have living, sleeping, housekeeping accommodations, and sanitary facilities. See def. of dwelling unit and single-family residential dwelling, which may need to be amended to clarify

### **Allowed foundation types include :**

- ☐ Basement Foundation
- ☐ Crawlspace Stem Walls on cement footings
- ☐ Concrete Slab Foundations
- ☐ Pier and Beam Foundations.

Other requirements:

Requires building permit

Standard septic – tank & leach field?

Clarify use – cannot be used as a rental

If house is subsequently built on lot (submission of building permit needed) – this unit can be considered the one allowed ADU upon the completion of the single-family residential dwelling

## CAMPS/SEASONAL

### Add & Amend definitions and District Use where necessary

- Requires building permit
- Only one per buildable lot
- Structure type – wood, masonry, concrete, steel,
- Foundations
- ☐ Basement Foundation
- ☐ Crawlspace Stem Walls on cement footings
- ☐ Concrete Slab Foundations
- ☐ Pier and Beam Foundations

- Septic requirements
- Conversions to Year-Round use is considered a Single Family Residential Dwelling – requires building permit

**ACCESSORY STRUCTURES remains but Add & Amend definitions and District Use where necessary to allow** building on a lot for storage and work preparation prior to building a principal structure

- Requires building permit

Storage and work area only, no habitation – garage, shed, -- Limited to a 24 x 24 garage or storage and work structure may not be occupied as a temporary dwelling during construction on a lot for which a building permit has been issued to build a single family residential dwelling

- What size - 24 x 24 largest
- Foundations
  - ☐ Basement Foundation
  - ☐ Crawlspace Stem Walls on cement footings
  - ☐ Concrete Slab Foundations
  - ☐ Pier and Beam Foundations

## **RENTALS –short-term (ST) & long-term (LT)**

**Add & Amend definitions and District Use where necessary to allow rentals**

- Considered a Home Business not Occupation.
- Must apply to Planning Board for Site Plan Review
- There must be a principal dwelling, which is the residence and legal domicile of the owner of the property.
- The rental can be a detached structure
- Allow either ST or LT rental
- The property must be registered with the selectman and the PB as a Home business
- Absentee property owners are not allowed to rent
- Only one on a buildable lot
- Not considered the one allowed ADU
- Structure type – wood, masonry, concrete, steel,
- Foundations
  - ☐ Basement Foundation
  - ☐ Crawlspace Stem Walls on cement footings
  - ☐ Concrete Slab Foundations
  - ☐ Pier and Beam Foundations
- Adequate Septic
- Dump Lic separate from property owners
- Road Maintenance if on private rd
- Rental House Rules - ATV & Snowmobile usage & camp fire, no firearm usage, noise, no parties

