

Proposed Amendment No. 4

Would introduce some opportunities for short term rental of single and two family dwellings by adding the language in ***bold italics***:

In ARTICLE III. DEFINITIONS:

ACCESSORY BUILDING OR USE: A building or use located on the same lot as the principal building or use, and use of which is considered incidental to that of the principal building, such as, but not limited to, detached garages, above or in- ground swimming pools and equipment sheds and, if the lot is an active farm, barns and sheds used for farming and agricultural purposes. ***Also includes the rental of a single family dwelling, dwelling unit in two family dwelling, or dwelling unit in single family home with accessory dwelling unit for transient use for up to 120 days in a one-year period.***

HOME OCCUPATION: Any use meeting the requirements of Section 5.02 which is conducted by a member of the occupant family within a dwelling or an accessory building, with a maximum of three non-occupant employees, which use is incidental to the use of the dwelling as a residence. ***Includes the rental of one or two bedrooms in an owner-occupied residence for transient use. Also includes the rental of one dwelling unit in a two-family dwelling or a dwelling unit in a single-family dwelling with an accessory dwelling unit for transient use for a number of days which may exceed 120 in a one-year period, provided one unit is owner-occupied.***

TRANSIENT: Describes a room, number of rooms, or dwelling unit that is offered for rent in increments of less than 30 days.

In SECTION 5.02 HOME OCCUPATION:

5.02 HOME OCCUPATION

Permits for home occupations such as defined in Section 3.24 may be issued by the Code Enforcement Officer if the following criteria are met:

1. Home occupation is carried on wholly within the principal or accessory structures.
2. ***Any outside storage of materials or trash is properly screened from abutting residential properties and from the public. Proper arrangements are made for trash removal.***

3. There are no objectionable effects, such as but not limited to; noise, excessive traffic, vibrations, smoke, dust, odors, heat or glare produced.
4. Home occupation does not utilize more than 25% of the total square feet of the living area. ***Common areas in a home shared between residents and transient users shall not be counted as part of the 25%. Transient use of an accessory structure shall not be permitted as a home occupation.***
5. There is adequate parking for employees and customers.
6. ***Certification is provided that any areas of the home to be utilized by employees and customers meet NFPA Life Safety Code, latest edition adopted by the state of New Hampshire.***

If the above criteria are met, the Code Enforcement Officer may issue a permit after there has been notice to the abutters.