

tion of the facility.

- 4.4.26.2 Driveway access shall be through the main entrance to the community.
- 4.4.26.3 Paved [walkways](#) shall be provided between dwellings, the [principal building](#), and all common facilities such as dining halls and recreation centers.
- 4.4.26.4 Principal and accessory buildings shall be predominately designed and constructed with architectural features common to residential structures including, but not limited to, the following features: roof pitch, façade material, and size, type and placement of windows and doors.
- 4.4.26.5 No single building shall be greater than 40,000 square feet if located within 500 feet, as measured in any direction from the closest point, from an adjacent residentially zoned lot.
- 4.4.27 Short Term Rental. will be the conditions for a Short Term Rental. Those conditions are as follows:
 - 4.4.27.1 A Short Term Rental Application must be submitted and approved by the Community Development Director.
 - 4.4.27.2 Each Short-Term Rental must obtain a Short-Term Rental Business license with the Town and post the license number on every listed advertisement and on site.
 - A. Initial Licensing Fee = \$150
 - B. Annual Renewal = \$100
 - 4.4.27.3 Short Term Rentals are subject to lodging, sales, or other applicable taxes.
 - 4.4.27.4 Short Term Rentals utilizing an accessory dwelling must meet Town Regulations for accessory dwellings per section 4.4.1.6 of the Land Use Code.
 - 4.4.27.5 Rooms being rented on an individual basis and not as an entire home shall not have separate individual entrances.
 - 4.4.27.6 Rooms that are being rented must meet Town Building Code.
 - 4.4.27.7 Short Term Rentals must be inspected at time of initial licensing and on an annual basis accompanying the annual renewal to ensure compliance with the Building Code.
 - 4.4.27.8 The maximum number of people staying per night shall not exceed 6 persons.
 - 4.4.27.9 The maximum number of nights per month shall not exceed 15 or the maximum number of unique reservations cannot exceed 3 per month.
 - 4.4.27.10 All overnight parking must be in a garage or on the driveway. No on-street parking allowed.
 - 4.4.27.11 There shall be no motor homes or travel trailers parked outside the residence.
 - 4.4.27.12 There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of such short-term rental and shall not disrupt the neighborhood character.

- 4.4.27.13 Any person applying for a short-term rental license must notify their neighbors within 100' of the property boundary.
- 4.4.27.14 Short Term Rentals may not be advertised as an event space.
- 4.4.27.15 Proof of liability insurance is to be provided at time of application.
- 4.4.27.16 No cultivation or processing of marijuana products.
- 4.4.27.17 Primary and secondary contact information of a person that is able to respond within 4 hours of any issues raised by a current renter of the Town.
- 4.4.27.18 Each subdivision will be allowed 1% of the total number of COs issued.
- 4.4.27.18.1 The number of permits available based on COs will be as follows:
- A. 1-100 COs = 1 permit
 - B. 101-200 COs = 2 permits
 - C. 201-300 COs = 3 permits
 - D. 301-400 COs = 4 permits
 - E. 401-500 COs = 5 permits
 - F. 501-600 COs = 6 permits
 - G. 601-700 COs = 7 permits
 - H. 701-800 COs = 8 permits
 - I. 801-900 COs = 9 permits
 - J. 901-1000 COs = 10 permits
- 4.4.27.18.2 The number of permits will increase as the total number of COs increase and will be updated on an annual basis.
- 4.4.27.19 Rentable Multi-Family Residential units will not count towards permitting numbers.
- 4.4.27.20 Permits will be on a first come first serve basis.
- 4.4.27.21 Single Family, Attached Single Family, Ownership Multi-Family COs will be used to determine the number of available permits.
- 4.4.27.22 There will be no waiting list for people wanting a permit after all the currently available permits are issued.
- 4.4.27.23 If a resident moves within Town to a new neighborhood their permit will not be transferrable and will have to apply for a new permit within that subdivision.
- 4.4.27.24 Any noncompliance of these regulations may result in revocation of the Short-Term Rental business license. The license may be reinstated one year from date of revocation with approval from the Community Development Director and satisfactory complying with these regulations.