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 raided 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 in 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.