

Recreational Vehicles and Tiny Houses used as Short Term Rentals in Commercial Zones

[A]

Since Tiny Houses are not defined in the current ordinance, the following should be added to the current list of definitions as follows:

[" Tiny House": A dwelling either home built or professionally built on a trailer, truck or bus platform, smaller than the current minimum dwelling size set forth in this ordinance, intended to be towed or driven to a location and used for lodging, either short or long term.”]

We feel that a Tiny House should be allowed to be used as a short term rental or long term dwelling with the same "living in an RV for more than 2 weeks" conditions and restrictions as an RV. “Tiny House” should be added next to RV in this line in all zones.

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[B]

This should be allowed only in commercially zoned properties as follows:

Commercial District Ordinance Section 8.9.2 should be amended as follows:

Line j. "One off street RV pad with complete hookups. Rental of the RV is prohibited." should be followed by:

[Exception; where a commercial lodging development is applied for, recommended and approved by the Planning and Zoning Commission and Town Council, an RV or Tiny House may be used as a long term dwelling or short term rental with the following conditions:

1. Plans showing the location of each unit on property, engineered plans showing required permanent electrical, sewer, water, support block and tie down connections and skirting, along with certificates of short term rental insurance if used as such, shall be presented to the Planning and Zoning Administrator for each unit at the regularly scheduled meeting.
2. Upon recommendation from the Zoning Administrator, a permit for the development will be obtained from the Town of Orderville. Final inspection from the local Building Inspector shall be obtained before each individual unit may be occupied.
3. Developments shall comply with the following conditions:
 - a. Each unit shall have adequate off roadway parking for advertised number of occupants.

- b. Minimum setbacks to rear and side yard of property to be 10'.
- c. Minimum spacing between units to be 12'
- d. Minimum road width within development to be 20'
- e. Minimum road turning radius within development to be 25'
- f. Adequate overflow parking required.
- g. Each dwelling unit to be numbered.
- h. Each unit to be on a minimum of 900 sq. ft. of land.

- 4. Compliance with the above conditions shall be a permitted use in this zone.]

[C]

We also feel that all conditional use permits should have the additional requirement of notifying surrounding property owners of the application for conditional use. Initial fees should be adjusted accordingly.