

14-200-05 Commercial use group

The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use group includes the following use categories:

14-200-05-N.Lodging. Provision of lodging services on a temporary basis with incidental food, drink and other sales and services intended for the convenience of guests. The following are lodging use types:

1. **Short Term Rental.** A lodging use that is rented or leased as a single housekeeping unit to guests for not less than one (1) night and not more than 30 consecutive nights in exchange for a fee, money, goods, services or other performances. ~~A single-family or two-family dwelling unit, managed by the property owner or a property management company, for short-term lodging. A short-term rental shall contain four or fewer guestrooms for occupancy to 10 or fewer total occupants, with no more than two adults per bedroom, in which meals shall not be provided to guests. A dwelling unit in a short-term rental shall be rented in its entirety and individual rooms shall not be rented to separate parties during the same period of time. For the purposes of this term, a guest is a person who rents a room in a short-term rental establishment for no more than 30 consecutive days.~~
2. **Bed and Breakfast.** An owner- or manager-occupied detached house for short-term lodging which does not meet the definition of short-term rental. Meals may be provided to guests. For the purposes of this term, a guest is a person who rents a room in a bed and breakfast establishment for no more than 30 consecutive days.
3. **Hotel/Motel.** An establishment, other than a detached house, in which short-term lodging is offered for compensation and that may or may not include the service of one or more meals to guests. Typical uses include hotels, motels and boarding houses. For the purposes of this term, a guest is a person who rents a room in a hotel/motel establishment for no more than 30 consecutive days. A hotel is better defined as a building in which ingress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. A hotel may include restaurants, taverns, club rooms, public banquet halls, ballrooms, and meeting rooms or conferences centers.
4. **Conference and Retreat Center.** A facility used for assemblies or meeting of the members or representatives of a group, such as convention centers and banquet halls. This does not include clubs, lodges or other meeting facilities of private or nonprofit groups that are primarily used by group members.

14-201 GENERAL TERMS

14-201-01 General terms

Unless otherwise noted, the following words and terms shall apply to this chapter.

DUPLEX DWELLING UNIT. A dwelling situated on one lot occupied exclusively by two families, respectively, in separate dwelling units living independently of each other.

DWELLING. A building or portion of a building designed or used exclusively for residential occupancy. In no case shall a motor home, trailer coach, recreation vehicle, automobile, automobile chassis, tent, portable building or other similar type of building or vehicle be considered a dwelling.

SINGLE FAMILY DWELLING. A dwelling situated on one lot designed to be occupied exclusively by one family.

SHORT-TERM RENTAL. A lodging use that is rented or leased as a single housekeeping unit to guests for not less than one (1) night and not more than 30 consecutive nights in exchange for a fee, money, service or other performances. Hotels, motels, bed and breakfasts, and other land uses explicitly defined and regulated in the UDO separately from short-term rentals are not considered to be short-term rentals.

SHORT-TERM RENTAL OPERATOR. Any person who is the owner of a dwelling unit established under this title who offers or provides that dwelling unit for short-term rental use as set forth in in 14-424.