

Lodging Use Definitions

Title	Definition	Zone						Notes
		R1	R2	RC	M1	RE	ED	
Adventure Lodging	Similar to a bed and breakfast but instead of a dwelling the lodging is provided by tents (whether on platforms or not), yurts, rustic log cabins and similar experimental lodging facilities and where shower and bathroom facilities are provided.						CU	
Alzheimer's Residential Care Facility	A full time licensed personal commercial day-care and licensed residential personal care facility providing specialized care, including skilled nursing care and medical services to patients and residents with dementia and memory illness.							NOT IN SCHEDULE 4 acre min. Main Regs - 27-511.3.4 https://ecode360.com/41766515
Assisted Living Facilities	Facilities in which a combination of housing, personalized supportive services and minimal health care designed to meet the individual needs of persons age 55 and over who need help with the activities of daily living, but do not need the skilled medical care provided in a nursing home, are provided. This shall include independent living units for seniors with supportive services but shall not include skilled nursing care or nursing home facilities. Also referred to as "personal care facilities," rest homes" or "retirement homes."							NOT IN SCHEDULE Main Regs - 27-511.3.3 https://ecode360.com/41766515
Bed and Breakfast	An owner-occupied dwelling, in which no more than six rooms are rented for lodging and serving of breakfast (but no other meals), designed primarily for casual and transient roomers, and where no public restaurant is maintained.	CU	CU	CU		PPU		Main Regs - 27-511.5 https://ecode360.com/41766515

Lodging Use Definitions

Title	Definition	Zone						Notes
		R1	R2	RC	M1	RE	ED	
Boarding House	A dwelling in which the owner or tenant rents at least one but not more than six rooms and furnishes meals for compensation.							NOT IN SCHEDULE
Campground	A plot of ground, at least 10 acres in size, upon which two or more campsites are located, established or maintained for temporary occupancy by persons using tents, camping trailers, motor homes or any combination thereof.	CU	CU	CU		CU	PPU	
Commercial Camp or Club	A business offering dormitories, cottages, cabin or similar accommodations, eating facilities, sanitary facilities and recreational and/or educational facilities to the public at large or any segment of the public on other than a transient basis. This definition does not include “trailer camp.”	PPU	PPU	PPU		PPU	PPU	
Dwelling	A building, or portion thereof, designed for and occupied exclusively for residential purposes, excluding hotel, rooming house, tourist home, institutional home, guesthouse, residential club, motel, motor court and the like, but including the following:							
Attached Single-Family Dwelling(Townhouse)	A type of multifamily dwelling that involves one dwelling unit that is attached to two or more dwelling units, and with each dwelling unit being completely separated from and attached to each other by vertical common walls.							
Multifamily Dwelling	A building containing three or more individual dwellings with separate cooking and toilet facilities for each dwelling.		CU					

Lodging Use Definitions

Title	Definition	Zone						Notes
		R1	R2	RC	M1	RE	ED	
One Family Detached Dwelling	A building designed for and occupied exclusively as a residence for only one family and having no party wall in common with an adjacent building.	PPU	PPU	PPU		CU		* In RE, must be part of a resort
Semi-Detached Two Family Dwelling	A building designed for and occupied exclusively as a residence for two families living independently of each other.		PPU	PPU		CU		* In RE, must be part of a resort
Dwelling Unit	One or a group of rooms located within a building and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking, and eating by one family.							
Home, Sectional	A dwelling unit manufactured in two or more sections designed for permanent occupancy, and transported to a building site in sections which are fastened together and mounted on a permanent foundation ready for occupancy except for minor and incidental unpacking and assembly operations.							
Hotel	A building or part thereof which has a common entrance, common heating system, and general dining room, and which contains six or more living and sleeping rooms designed and used primarily for temporary occupancy by transients for compensation.					CU	PPU or CU if no indoor lobby	5 acre min Main Regs - 27-511.7 https://ecode360.com/41766515
Inn	A combination of eating, lodging and recreational enterprises for extended stay vacations on land area of 10 acres or more, but not including any enterprise where more than 50 lodging accommodations are provided.	CU	CU	CU		PPU	PPU or CU if no indoor lobby	10 acre min Main Regs - 27-511.7 https://ecode360.com/41766515

Lodging Use Definitions

		Zone						
Title	Definition	R1	R2	RC	M1	RE	ED	Notes
Lodging Accommodations	Within a resort lodging may be in multiple-unit or single-unit buildings and may include kitchen facilities separate from the restaurants and eating facilities provided at the resort for the public. Lodging accommodations at a resort shall not have a location-based mail delivery address separate from that of the resort itself.					PPU		
Membership Club and Camp	An association of persons which is the owner, lessee or occupant of an establishment operated solely for a recreational, social, fraternal, religious, political or athletic purpose whose activities are confined to the members and guests, are not extended to the general public, and include the establishment so operated; but does not include such clubs and camps the chief activity of which is a service customarily carried on primarily for business or gain.	PPU	PPU	PPU		PPU		
Mixed Use Building	A building designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, institutional, civic, office, commercial, or retail use and where long expanses of blank walls shall be avoided through the use of wall articulation. Breaking the continuous plane of the wall shall be accomplished by recessing vertical segments of the wall at several intervals, a course of brick (or similar masonry material) applied to the exterior walls at certain junctures in the wall, or changes in the material colors.						PPU	

Lodging Use Definitions

Title	Definition	Zone						Notes
		R1	R2	RC	M1	RE	ED	
Mobile Home	A transportable, single family dwelling intended for permanent occupancy, contained in one unit or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.							
Mobile Home Lot	A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.							
Mobile Home Park	A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.		CU					
Motel	A building, or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units with direct outside access, designed and used primarily for temporary occupancy by transients for compensation. The term "motel" includes buildings designed as tourist courts, motor lodges, auto courts, and other similar appellations, but shall not be construed to include mobile homes or travel trailers.					CU	PPU or CU if no indoor lobby	5 acre min Main Regs - 27-511.7 https://ecode360.com/41766515
Residential Conversion	The transformation of a single-family unit into apartments without disturbing the architectural character of the house.		CU	CU				

Lodging Use Definitions

Title	Definition	Zone						Notes
		R1	R2	RC	M1	RE	ED	
Resort	A business combining lodging accommodations for public guests, eating and recreation facilities for lodging guests and nonlodging guests as a single enterprise offered to the public at large or any segment thereof. Amenities may include conference centers, retail sales, spas, beauty salons, barber shops, restaurants, indoor and outdoor recreational facilities, health centers, day care centers, facilities for commercial special events, and employee living quarters.	CU	CU	CU		PPU	PPU	10 acre min Main Regs - 27-511.1 https://ecode360.com/41766515
Retirement Housing Community	A facility which has a primary purpose of providing housing and care for persons 55 years of age and older or, where a unit has shared occupancy, at least one person is at least 55 years of age, and includes a combination of at least two of the following uses: senior housing, nursing home or skilled nursing facility, assisted living facility, and/or customary accessory uses.						PPU	5 acre min Main Regs - 27-511.3.5 https://ecode360.com/41766515
Rooming or Lodging House	A dwelling in which the owner or tenant rents at least one but not more than six rooms, but does not furnish meals.							NOT IN SCHEDULE
Senior Housing	Independent living dwelling projects restricted to occupancy by persons living in households headed by individuals of 55 years or more in age, including non-medical supportive services and meals offered for purchase on an as needed or as desired basis.		CU					

Lodging Use Definitions

		Zone						
Title	Definition	R1	R2	RC	M1	RE	ED	Notes
Short Term Rental	A dwelling in which the owner rents any area of the dwelling to one (or more) individuals for compensation or fee of any type (whether or not involving overnight accommodations or separate sleeping quarters) for less than 30 consecutive days. This definition applies to all types of residential dwellings including (but not limited to) single-family residential, multi-family residential and residential properties commonly considered as seasonal homes, vacation homes or tourist homes.					PPU		
Trailer Camp	Any lot, parcel or tract of land at least 10 acres in size, upon which two or more tents, camping trailers, travel trailers, pickup coaches, motor homes or any combination thereof are located or parked for occupancy. Such camp shall not rent or sell tents or trailers or permit the parking or storage of occupied or unoccupied mobile homes, nor shall it include any eating facilities other than an enclosed snack or lunch counter. This definition does not include camps of the types that are commonly known as “summer camps,” or State and Federally operated facilities.							NOT IN SCHEDULE