

SECTION 520.14 - CONVERSIONS AND CHANGES OF USE

Conversions or changes in the use of land and/or existing structures are subject to the provisions of this bylaw as follows:

- A. The proposed use is subject to all the requirements of this bylaw pertaining to such use, including but not limited to any district, general or specific requirements, as well as subdivision regulations and all other municipal regulations currently in effect.
- B. An accessory structure, such as a garage or barn, may be converted to a principal use allowed within the district in which it is located only:
 - 1. If the structure is located on a subdivided lot which conforms to the lot size, setback, parking, and other requirements applicable to the relevant district and proposed use; or,
 - 2. If the zoning district in which it is located allows more than one principal use on a lot and all requirements applicable to the relevant district and proposed use can be met.
- C. A conversion or change of use from one permitted use to another permitted use which involves the creation of new floor space or outdoor storage space, requires additional on-site parking, or has different minimum lot size or dimensional requirements, will require a zoning permit issued by the Administrative Officer under Section 220.
- D. A conversion or change from a permitted use to a conditional use may be approved by the Development Review Board subject to conditional use review under Section 260.
- E. A conversion or change from a conditional use to a different conditional use can be approved under administrative review provided that all applicable standards can be met (Section 255).
- F. A conversion or change of use involving a nonconforming use and/or structure is also subject to review under Section 261.

SECTION 520.15 - EMPLOYEE HOUSING

Any residential structure, including single-unit, two-unit and multi-unit dwellings, accessory dwelling units, and rooming/boarding houses, but excluding short-term commercial lodging facilities such as Tourist Homes, Bed & Breakfasts, Inns and Hotels, may be used for employee housing provided that it complies with the following standards:

- A. Converting a permitted residential use (single-unit, two-unit, or accessory dwelling unit) to a conditional residential use (multi-unit dwelling or rooming/boarding house) shall be considered a Change of Use in accordance with Section 520.14 of the Zoning Regulations.
- B. Employee housing shall comply with all district, specific, and general requirements of the Zoning Regulations, and all other applicable local regulations currently in effect, including, but not limited to, Section 530 (Parking & Loading Requirements) of the

Zoning Regulations, which may be reduced at the discretion of the Development Review Board under the following conditions:

1. The employer signs a written agreement to provide the employees occupying the housing with transportation to and from their place of employment; or
 2. The housing is within 0.25 miles of a stop for a public, or employer-provided, transportation system which also has a stop at the place of employment during the employee work hours.
- C. The applicant is obligated to obtain all necessary state permits, and provide all required certifications, including but not limited to:
1. A Wastewater System & Potable Water Supply permit;
 2. Certification that the structure complies with the requirements of the Vermont Residential Building Energy Standards in accordance with 24 V.S.A. §4449 and 30 V.S.A. §51; and
 3. Any other permits or approvals, which may be required by:
 - a. The Vermont Department of Health's Rental Housing Health Code, as most recently adopted;
 - b. The Vermont Department of Public Safety's Division of Fire Safety;
 - c. Other state agencies.

EMPLOYEE HOUSING: Housing that is owned, controlled or facilitated by an employer and provided for the occupancy of the employee in conjunction with their employment and, if applicable, the employee's family or household members.

ROOMING/BOARDING HOUSE: A building in which the rooms that are rented serve as the renter's principal residence for more than 30 days. One or more meals, housekeeping, and/or laundry service may be provided. A rooming/boarding house shall have no more than eight (8) rooms for rent.

BED AND BREAKFAST: A residential structure with ten or fewer rooms for rent to transients for overnight lodging by the day or by the week. The structure must be the primary residence of the owner or operator of the bed and breakfast, who may provide meals only to guests, not to the general public.

INN: An owner-occupied building used to provide overnight or short-term accommodations, and one or more meals, to transient guests. Inns shall not have more than 25 guest rooms, which shall be primarily accessed from inside the building.

SHORT-TERM: Less than thirty (30) days.

TRANSIENT: A short-term guest whose permanent address for legal purposes is not the lodging facility where they are staying.

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