

Land Use Management Ordinance Text Amendment Section 3.11 Blue Hill Form District

3.11

3.11. Blue Hill Form District.

3.11.1.1 Purpose. The Blue Hill Form District, previously known as the Ephesus/Fordham Form District, established in Section 3.11 is intended for the specific area of the town designated as a focus area in the Comprehensive Plan 2020. This Form District fosters a residential, mixed use and pedestrian-friendly area. Unlike conventional zoning, this Form District fosters more predictable results and a high-quality public realm. This is achieved by prescribing the physical form of buildings and other elements, by addressing the relationship between building façades and the form of the building, by specifying the form and scale and types of buildings in the District, in

constructed, except in compliance with the design and development standards and the standards contained in the Manual.

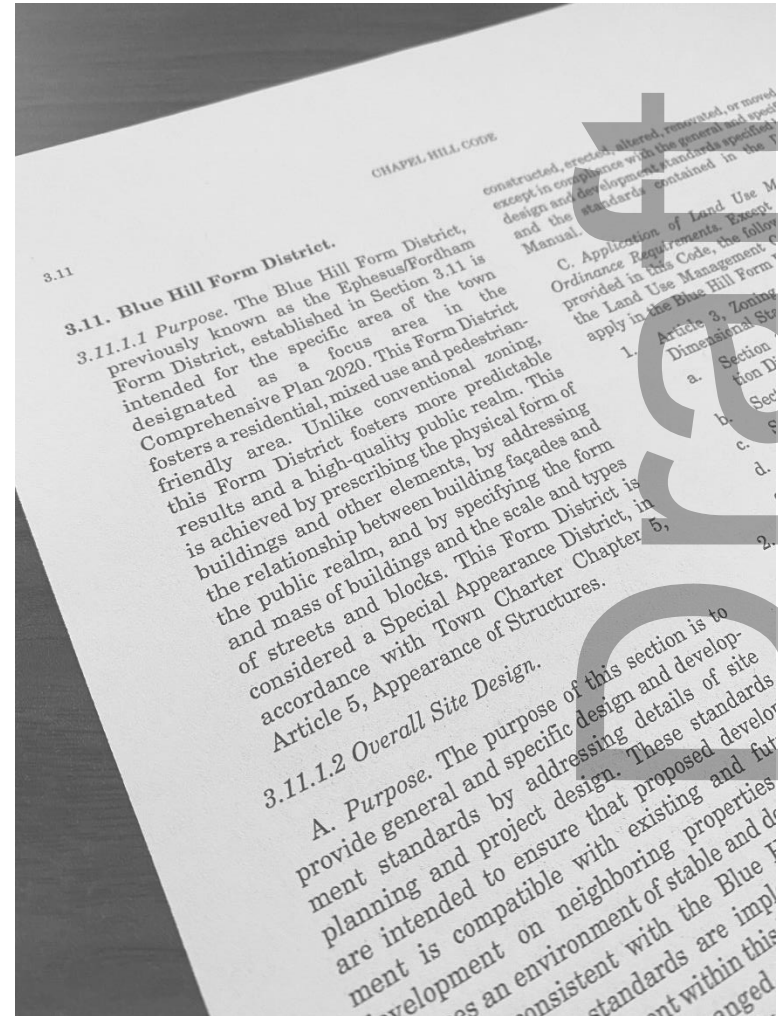
C. Application of Land Use Management Ordinance Requirements. Except as provided in this Code, the following provisions of the Land Use Management Ordinance apply in the Blue Hill Form District:

1. Article 3, Zoning Ordinance, shall apply in the Blue Hill Form District.
 - a. Section 3.11, Zoning Ordinance, shall apply in the Blue Hill Form District.
 - b. Section 3.11, Zoning Ordinance, shall apply in the Blue Hill Form District.
 - c. Section 3.11, Zoning Ordinance, shall apply in the Blue Hill Form District.
 - d. Section 3.11, Zoning Ordinance, shall apply in the Blue Hill Form District.



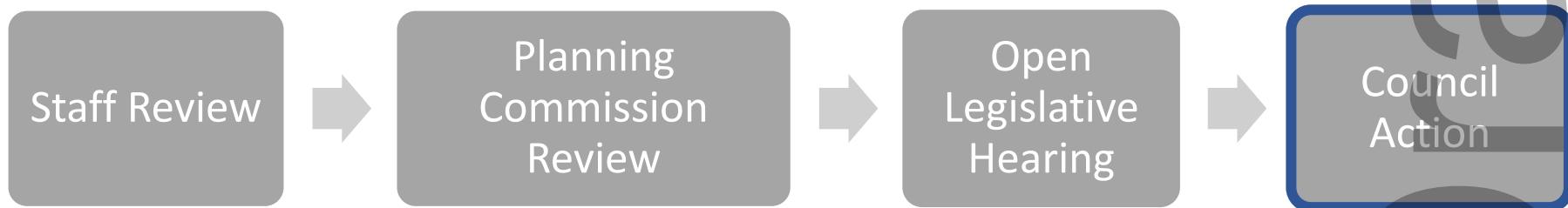
RECOMMENDATION

- Close the Legislative Hearing
- Adopt the Resolution of Consistency
- Enact Ordinance A





PROCESS

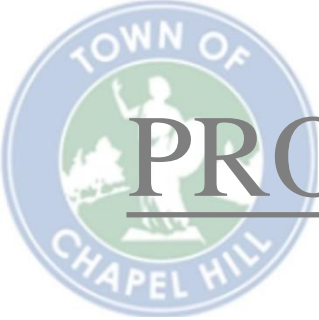




INTERESTS

1. Council consideration of applying Town-wide operational standards in Blue Hill
2. Criteria to distinguish Overnight Lodging from Short-Term Rentals

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PROPOSED AMENDMENT

Section 3.11.3.5.A.5

5. Short-Term Rental. ~~See Section 6.27.3 Definitions.~~
Establishments as defined in Section 6.27.3 of this appendix, and in addition, any configuration of lodging units that does not meet the definition of Overnight Lodging under Section 3.11.3.5.C.7. Short-term rentals shall be subject to the requirements of Section 6.27 of this appendix.

Draft



PROPOSED AMENDMENT

Section 3.11.3.5.C.7

7. Overnight lodging. Accommodations arranged for short term stays of less than thirty (30) days for rent or lease-, consisting of a collection of lodging units that are serviced by on-site staff and are not otherwise defined as Short-Term Rentals. In a building that includes both Household Living and Overnight Lodging, each use shall constitute a distinct portion of the building with separate access points.





RECOMMENDATION

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