

FINAL February 18, 2021

PROPOSED LOCAL LAW #1 OF 2021

BE IT ENACTED:

**TO AMEND THE TOWN OF BOLTON
ZONING ORDINANCE CHAPTER 200**

REPLACING THE CURRENT

**§200-8 DEFINITION OF “GUEST COTTAGE” TO READ “AS AMENDED” AS
FOLLOWS:**

200-8 GUEST COTTAGE

An accessory structure that is incidental and subordinate to a principal detached single family residence situated on the same parcel. The Guest Cottage shall not exceed an area of Twelve Hundred and Fifty square feet (1,250 sq. ft.) in size and shall be designed and used to provide overnight accommodations for guests in association with the principal detached single family residence. Guest cottage accommodations may include a bathroom and a kitchen. No occupancy fee, rental charge or other consideration shall be imposed for the use or occupancy of a Guest Cottage. A Guest Cottage shall not qualify as a Short-Term Rental premises.

ADDING AS NEW

§200-8 DEFINITION

200-8 DWELLING, SHORT-TERM RENTAL

A dwelling which may or may not be inhabited by the owner of record or members of the owner’s immediate family which is or is intended to be rented for residential purposes, in whole or in part, for an occupancy period of less than thirty (30) consecutive days to any person or entity and such operation is authorized by a valid permit issued by the Town of Bolton in accordance with Town of Bolton Ordinance #47 and rules and regulations promulgated in furtherance of such ordinance.

It is intended that upon adoption of this local law it shall take effect pursuant to the requirements of law after filing with the New York State Secretary of State.