



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Short-Term Residential Rentals ZOAM-2018-0001

Stakeholder Outreach
June 2019

Statutory Authority

- §15.2-983 of the Code of Virginia authorizes localities to adopt an ordinance to establish a STRR registry
- §15.2-983 does not limit the locality's ability to regulate STRR activity through taxation, land use or zoning authority
- Short-term residential rental defined

Short-Term Residential Rentals (STRR)

- Since adoption of Chapter 1470 of the Codified Ordinance, effective July 1, 2018, 93 STRRs have registered through the online registry
- Only a portion of those currently operating in Loudoun have registered
- Distribution of active STRRs are throughout the County, not just a rural or suburban issue

Zoning Ordinance Concept

- STRR as accessory to principal residential use
- Operator's principal residence on parcel containing the STRR
- Maximum 1 rental contract per night, 2 guests per bedroom
- No other commercial lodging use on parcel
- No food or beverages to be served to STRR guests
- No private parties and/or events for STRR guests
- Zoning Permit with Sketch Plan required

Next Steps

- July 2019 Board Business Meeting – Resolution of Intent to Amend (ROIA)
- September 2019 Planning Commission Public Hearing
- November 2019 Board of Supervisors Public Hearing