Short-term Rentals
ZOAM-2018-0001

Public Outreach
Community Meetings
January and February 2022
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 rental” defined. “The Provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.”
Short-Term Rentals (STRs)

- The adoption of Chapter 1470 of the Codified Ordinance was effective July 1, 2018
- Only a portion of those currently operating “Short-Term Rental” types of uses in Loudoun have registered
- Distribution of active Short-Term Rental uses is throughout the County, not just in rural, suburban, or urban areas
- Resolution of Intent to Amend (ROIA) adopted by Board of Supervisors on July 18, 2019
- Revised Resolution of Intent to Amend (ROIA) adopted by Board of Supervisors on October 17, 2019 – expanded the scope of the ZOAM to include “Commercial Whole-House” uses as a principal use.
Proposed Use Definitions

• **Short-Term Rental – Residential Accessory**: The renting of a portion or the entirety of a dwelling as an accessory use to a principal dwelling that is the primary residence of the Operator, for a period of fewer than 30 consecutive days, and no more than 180 days per calendar year, in exchange for compensation.

• **Short-Term Rental – Commercial Whole-House**: The renting of a non-owner-occupied single family detached dwelling or a non-owner-occupied accessory dwelling that is accessory to a principal single family detached dwelling in which the entire dwelling is used for providing overnight accommodations for a period of fewer than 30 consecutive days in exchange for compensation.
Proposed Zoning Ordinance Text

• Registration, Safety, and Parking Requirements

• Permits Required (See Zoning Permit Requirements), One (1) Zoning Permit per Parcel (please note, rental capacity is calculated by the parcel and does not limit the number of dwelling units (per parcel) used for the Short-Term Rental use).

• Food Service, Private Parties, Special Events, and Use of ADUs for Short-Term Rentals Not Permitted
Short-Term Rental – Residential Accessory (STR-RA): Accessory Use(5-669)

- STR-RA may be in principal dwelling or accessory dwelling
- Operator must permanently reside on STR-RA parcel
- STR-RA may host guests 180 individual days per calendar year
- Management Requirements

- Maximum 1 rental contract per night per individual/separate dwelling unit, Maximum of 8 guests per night per parcel
Short-Term Rental – Commercial Whole House (STR-CWH): Principal Use (5-670)

- STR-CWH may be in single family detached dwelling or accessory dwelling that is accessory to a principal single family detached dwelling
- STR-CWH management requirements same as STR-RA
- Rental Capacity of 10 guests per parcel per night
- Minimum Lot area of 5 acres for STR-CWH with a rental capacity of greater than 8 guests per night
- Lighting and Road/Access requirements identical to B&B uses
Next Steps

• Collect Public Comments during Public Outreach

• Revise the Draft Text based upon the Public Comments we receive

• Second Quarter of 2022 Planning Commission Public Hearing

• Third Quarter 2022 Board of Supervisors Public Hearing
Questions and Feedback