



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

JUNE 3, 2019
3:00 P.M.
CITY COUNCIL CONFERENCE ROOM

WORK SESSION AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEM FOR WORK SESSION

Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, VA 1986, more specifically Article 2 entitled "General Regulations", various sub-articles and sections of Article 3 entitled "Zoning Districts", and Article 15 entitled "Definitions", Section B entitled "Definitions". The purpose is to allow for short-term rentals of an entire home within residential districts.

- IV. OTHER BUSINESS
- V. ADJOURNMENT



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Meeting of June 3, 2019

Subject:

Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, VA 1986, more specifically Article 2 entitled "General Regulations", various sub-articles and sections of Article 3 entitled "Zoning Districts", and Article 15 entitled "Definitions", Section B entitled "Definitions". The purpose is to allow for short-term rentals of an entire home within residential districts.

Background:

An application has been filed by Barry Davis seeking a Zoning Code Amendment to allow for short-term rentals of an entire home within residential districts. Mr. Davis has also submitted a Special Use Permit application for this use at 500 Plum St. On April 9, Planning Commission considered a similar request from City Council, but voted to postpone discussion. On May 13, Planning Commission voted to continue discussion of the Zoning Code Amendment in a work session.

Short-term rental is a term generally used to describe the use of a building to host visitors from out of town, typically no longer than a week or two. This use may occur in either a residential or commercial building. Visitors who choose to stay in a home are typically no different than those who might use a hotel. They are simply choosing a different venue for temporary lodging. These visitors could include families on vacation, parents visiting children in college, people on business trips, a potential employee in town for a job interview, and other short-term guests. A thirty (30) day limit is often used to describe the difference between a short-term rental and a regular residential rental, which may include a period as short as a month. For zoning purposes, the specific time limit is not as important as the fact that a short-term rental be categorized separately from an ordinary residential rental. The use and its impact is different than an ordinary residential rental.

Across the country, short-term rentals have become an issue due to the prevalent use of online rental platforms which allow residential properties to be used for temporary lodging. This has allowed travelers to opt to stay in residential properties, similar to hotels and motels while traveling. As a result, short term rental uses typically now fall into one of five categories staff classify as: (1) homestay, (2) whole home rental, (3) bed and breakfast, (4) hotel/motel, and (5) boarding house. The table below very briefly summarizes typical zoning regulations of these uses, when a locality addresses them.

*Table 1: Typical Types of Short-Term Rentals and Related Restrictions
(Note that definitions and terminology widely varies for homestays and whole home rentals)*

Classification	Primary Residence of Host?	Food Provided?	Permitted in Residential Districts?	Addressed in Danville Zoning Code?
Homestay	Yes	No	By Right	Yes
Whole Home Rental	No	No	Special Use Permit (if at all) or By Right, subject to limited frequency of visits and other restrictions (if at all)	No
Bed and Breakfast	Yes	Yes	Special Use Permit in specific districts (if at all)	Yes
Hotel/Motel	No	Yes/Optional	No	Yes
Boarding House	Yes	No	Special Use Permit in specific districts (if at all)	Yes

The following issues should be considered when discussing short-term rentals:

- 1) **Taxation:** Danville currently imposes a lodging tax which applies to all short-term rentals.
- 2) **Presence of a Host:** Like most localities, Danville currently requires a host be present for residential short-term rentals. Most localities still require an on-site host. When a host is not present, the short-term rental is likely in violation of local zoning regulations, is located in a specific zoning district, or is limited to a specific number of guest visits each year.
- 3) **Enforcement:** Regulations regarding short-term rentals can be difficult to enforce. This specifically applies to limitations on the number of guests, and the frequency of visits.
- 4) **Registration:** Virginia law permits localities to require an annual registration of short-term rentals. This registration may require a fee in order to maintain and enforce the registry. However, registration excludes short-term rentals which are otherwise licensed as a business, such as hotels.

- 5) **Terminology:** There is not yet much consistency in the names used for new types of short-term rentals. Some localities have begun to use a single term for all short-term rentals in residential districts, and number the types as “Type 1, Type 2, etc...” Other localities still use different terms, such as presented in this report.
- 6) **Effect on Housing and the Neighborhood:** Research and case studies indicate that short-term rentals can reduce the availability of quality affordable housing. Short-term rentals can also result in residential areas which are primarily for tourist housing, rather than housing for local residents.
- 7) **Relation to the Comprehensive Plan:** The *Danville: 2030 Comprehensive Plan* contains goals which recommend the City support housing rehabilitation, specifically in distressed and historic neighborhoods. The *Plan* also suggests the continued use and reuse of existing buildings.

Recommendation:

Staff recommend a code amendment which includes zoning definitions, safety standards, and a short-term rental registry. This amendment could be formally considered at Planning Commission’s next business meeting. At that time, Planning Commission could hold a public hearing and vote on a recommendation for City Council. Staff’s suggested code amendment is attached.

City Planning Commission Options:

1. Hear the request during a normal business meeting
2. Table the request for another work session
3. Postpone the request indefinitely

Attachments:

- A. Code Amendment
- B. Application
- C. Sample Short-Term Rental Application
- D. Chart Comparing Local Regulations to Other Virginia Cities
- E. Regulations and Definitions from Other Virginia Cities

Article 2: - General Regulations

Y. – Specific Use Standards

1. Short-Term Rentals (as defined in Article 15, Section B of this Chapter)
 - a. No host shall operate or advertise a residential property for a short-term rental without first registering with the Zoning Administrator or their designee.
 - b. Registration shall include providing information regarding the host or responsible party, property owner, location of the short-term rental, and acknowledgement of the standards of this Section.
 - c. The host shall register with the Commissioner of Revenue to collect and remit the Town's transient lodging tax and other applicable fees as specified in Chapter 37 entitled "Taxation". A business license shall not be required.
 - d. The registration shall be valid from January 1st (or from whatever date the registration first occurs) through December 31st of the calendar year, and shall be renewed annually for operation and advertising to continue.
 - e. If operating a homestay, the property shall be the primary residence of the host. This shall be indicated through two (2) forms of documentation.
 - f. The owner or operator shall permit at least one (1) inspection each year by the Zoning Administrator, or other official(s) designated by the City to ensure compliance with City regulations.
 - g. On the property, the host shall only provide short-term occupancy services for compensation for guests including lodging, food, beverages, and other incidental items typically found within a residence. The host shall not prepare food or beverages for the guests, provide event services, or provide unrelated services for compensation.
 - h. The minimum contract rental period for guests shall be eighteen (18) hours.
 - i. There shall be no on-site outdoor signage as accessories to the short-term rental.
 - j. Parking shall be limited to the property containing the short-term rental, or the portion of the street right-of-way immediately adjacent to the property. This shall not apply to the CB-C, Central Business Commercial District.

- k. Every sleeping room shall have at least two (2) means of ingress/egress, including the primary entrance and windows.
- l. There shall be one (1) conspicuously posted placard or similar notice indicating means of ingress/egress posted in each sleeping room.
- m. There shall be one (1) working smoke detector in each sleeping room (for both guests and the operator/owner).
- n. There shall be one (1) one working smoke detector per floor.
- o. There shall be one (1) working carbon monoxide detector per floor.
- p. There shall be one (1) working fire extinguisher per floor, accessible for use by guests.
- q. There shall be a physical booklet or similar notice informing guests of the location of working fire extinguishers, the City requirements for the rental, contact information for the responsible party and Zoning Administrator, and proof of inspection.
- r. Proof of registration shall be indicated on any advertising of the short-term rental.
- s. The Zoning Administrator shall have the authority to revoke registration if there are three (3) or more substantiated complaints, zoning or building violations, or illegal activities within a twelve (12) month time period.

Article 3.A: - SR-R, SANDY RIVER RESIDENTIAL

C. – Uses Permitted by Special Use Permit

25. Short-Term Rental, Entire Home

Article 3.B: - T-R, THRESHOLD RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

25. Short-Term Rental, Entire Home

Article 3.C: - S-R, SUBURBAN RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

29. Short-Term Rental, Entire Home

Article 3.D: - NT-R, NEO-TRADITIONAL RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

18. Short-Term Rental, Entire Home

Article 3.E: - OT-R, OLD TOWN RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

29. Short-Term Rental, Entire Home

Article 3.F: - A-R, ATTACHED RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

22. Short-Term Rental, Entire Home

Article 3.G: - M-R, MULTIFAMILY RESIDENTIAL DISTRICT

C. – Uses Permitted by Special Use Permit

26. Short-Term Rental, Entire Home

Article 3.I: - TO-C, TRANSITIONAL OFFICE

B. – Permitted Uses

19. Short-Term Rental, Entire Home

Article 3.J: - N-C, NEIGHBORHOOD COMMERCIAL

B. – Permitted Uses

15. Short-Term Rental, Entire Home

Article 3.K: - CB-C, CENTRAL BUSINESS DISTRICT

B. – Permitted Uses

30. Short-Term Rental, Entire Home

Article 3.L: - TW-C, TOBACCO WAREHOUSE DISTRICT

B. – Permitted Uses

43. Short-Term Rental, Entire Home

Article 15. – DEFINITIONS

B. – Definitions

Primary Residence. The dwelling in which a resident occupies as their usual home. If a person maintains more than one residence, the primary residence shall be the dwelling where the resident lives for more than half the calendar year.

Short-Term Rental, Entire Home. A structure designed as a single-family dwelling, but used for temporary guest accommodations in exchange for payment. Such lodging shall allow no more than two (2) families or eight (8) guests at any time, whichever is more.

Short-Term Rental. Any residential-style property which provides sleeping accommodations on a daily, weekly, or similar short-term basis for monetary compensation. Such lodging shall have no food prepared for guests by the owner or operator, nor shall banquet/event facilities be provided. This definition specifically excludes establishments which are otherwise licensed as businesses with the City or State such as licensed bed and breakfast establishments, hotels, and motels.

CODE CHANGE AMENDMENT

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL
Application is hereby made for the Code Change Amendment as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: *PLCA20190000162* DATE FILED: *April 11, 2019*
RECEIVED FROM: ^{*By*} *Bryce Johnson*
SECTION AFFECTED: *Article 3 - 29N + Article 15*
PLANNING COMMISSION DATE/ACTION: ~~*April*~~ *May 13, 2019*
CITY COUNCIL DATE/ACTION: *June 4, 2019*

INFORMATION TO BE PROVIDED BY THE APPLICANT

Zoning Code Section: *article 3 . E + 15*

Purpose for proposed amendment: *Short term rental*
Whole House

PRESENT OWNER(S) OF ALL PROPERTIES INCLUDED IN APPLICATION:

1. NAME (PLEASE PRINT OR TYPE): *BARRY DAVIS*
ADDRESS: *406 PLUM ST.*
DANVILLE, VA. 24540

EMAIL:

TELEPHONE:

SIGNATURE:

2. NAME (PLEASE PRINT OR TYPE): _____

ADDRESS:

TELEPHONE:

SIGNATURE:

APPLICANT (If the applicant is not the property owner, written authorization from the property owner must accompany this application).

NAME (PLEASE PRINT OR TYPE): _____

ADDRESS:

EMAIL:

TELEPHONE:

SIGNATURE:



Residential Short-Term Rental Application

City of Danville Planning Division • P.O. Box 3300 • Danville, VA 24543

434-799-5260 office • 434-797-8919 fax • johnsbw@danvilleva.gov

Site Information	
Property Owner	
Rental Type (Circle)	Homestay Whole Home
Address	
City, State, Zip	
Phone	
Email	

Responsible Party	
An individual must be identified as the responsible party for emergencies or concerns related to the rental property.	
Name	
Address	
City, State, Zip	
Phone	
Email	

I have read the attached regulations regarding short-term rentals and understand that any City approvals or permits may be revoked if I fail to comply with the provisions of City Code. I give my consent to City Zoning Administrator, or their designee, to verify compliance with the requirements and grant a right of access to make necessary inspections to ensure compliance.

 Property Owner Signature

 Date

 Responsible Party (if different than property owner)

 Date



Short-Term Rental Requirement Checklist:

- Photo copy of two (2) forms of documentation indicating the property is the permanent residence of the owner or operator.
- If required, a Special Use Permit has been obtained (Whole Home Rental only)
- The owner or operator shall permit at least one (1) inspection each year by the Zoning Administrator to ensure compliance with City regulations.
- No additional services provided on-site (ex: prepared food, event services)
- No on-site advertising for the rental
- Parking is limited to the property or portion of street immediately adjacent to property (not applicable in the CB-C, Central Business Commercial District)
- Site Inspection:
 - Every sleeping room has at least two (2) means of ingress/egress, including the primary entrance.
 - One (1) conspicuously posted placard or similar notice indicating means of ingress/egress in each sleeping room.
 - One (1) working smoke detector in each sleeping room (for both guests and the operator/owner).
 - One (1) one working smoke detector per floor.
 - One (1) working carbon monoxide detector per floor.
 - One (1) working fire extinguisher per floor, accessible for use by guests.
 - A physical booklet or similar notice notifying guests of the location of working fire extinguishers, the City requirements for the rental, contact information for the responsible party and Zoning Administrator, and proof of inspection (copy of this signed form).

Certification:

To the best of my knowledge, this property has been inspected and meets the requirements for a short-term rental in the City of Danville, Virginia.

Property Address

Zoning Administrator

Date



Types of Residential Short-Term Rentals:

Short-Term Rental (Broad Category for both Homestay and Whole Home Rental)	
Definition	Any residential-style property which provides sleeping accommodations on a daily, weekly, or similar short-term basis for monetary compensation. Such lodging shall have no food prepared for guests by the owner or operator, nor shall banquet/event facilities be provided. This definition specifically excludes establishments which are otherwise licensed as businesses with the City or State such as licensed bed and breakfast establishments, hotels, and motels.
Requirements	Zoning inspection to ensure compliance with Zoning Ordinance Safety requirements listed on approval form
Homestay	
Definition	A single family dwelling, occupied by its owner or operator, containing sleeping accommodations as an accessory use to the principal use as a private residence. Such lodging shall have no food prepared for guests by the owner or operator, no more than two (2) room accommodations, no more than five (5) guests at any time, and a thirty (30) consecutive calendar day limit for any guests.
Requirements	Host must live on the property No more than two (2) sleeping rooms or more than five (5) guests at any time See Short-Term Rental for additional standards
Whole Home Rental	
Definition	A structure designed as a single-family dwelling, but used for temporary guest accommodations in exchange for payment. Such lodging shall allow no more than two (2) families or eight (8) guests at any time, whichever is more.
Requirements	Special Use Permit if in a residential district No more than two (2) families or eight (8) guests at any time, whichever is more See Short-Term Rental for additional standards

Table 1: Short-Term Rental Regulations Comparison¹

City	Types	Permitted in Residential Districts?	Additional Comments
Blacksburg	Homestay Type A Rental	By Right: all residential districts Special Use: no residential districts	Subject to registration Subject to additional regulations and safety standards
	Homestay Type B Rental	By Right: all residential districts Special Use: no residential districts	Host must be present for Type A Rental
Bristol	None defined		Short-term rentals can be permitted by Special Use Permit if the City finds them to be compatible with the zoning district
Charlottesville	Homestay	Ry Right: most residential districts (excludes only the mobile home district) Special Use: no residential districts	Annual registration for all short-term rentals, with \$100 annual fee Subject to additional regulations, including safety standards
	Bed and Breakfast	By Right: some medium and high density residential districts Special Use: no residential districts	Host must be present for all rentals
	Inn	By Right: no residential districts Special Use: some medium and high density residential districts	
Christiansburg	Homestay	By Right: all residential districts Special Use: no residential districts	Annual registration for all homestays Subject to additional regulations, including safety standards Host must be present

¹ For detailed information, please consult the related zoning regulations for each City.

Comparison of Local Regulations to Other Virginia Localities

City	Types	Permitted in Residential Districts?	Additional Comments
Colonial Heights	Bed and breakfast:	By Right: over half of the residential districts, which are medium and high density residential districts Special Use: no residential districts	Host must be present
Danville	Bed and Breakfast	By Right: no residential districts Special Use: all residential districts	Currently reviewing regulations
	Homestay	By Right: all residential districts Special Use: no residential districts	
Franklin	Bed and Breakfast	By Right: no residential districts Special Use: some low, medium, and high density residential districts	Host must be present
Hopewell	Bed and Breakfast	By Right: some low, medium, and high density residential districts Special Use: no residential districts	Host must be present
Lynchburg	Bed and Breakfast	By Right: no residential districts Special Use: all residential districts	The City is currently revising its regulations; City Council last heard the issue at their May 24 meeting, but postponed discussion until August Potential new regulations will include new definitions and safety standards

Comparison of Local Regulations to Other Virginia Localities

City	Types	Permitted in Residential Districts?	Additional Comments
Manassas	Bed and Breakfast	By Right: no residential districts Special Use: some low and medium density residential districts	Host must be present
Martinsville	Bed and Breakfast Homestay	By Right: some medium-high residential districts Special Use: no residential districts	Host must be present for Bed and Breakfast Homestay
	Bed and Breakfast Inn	By Right: one medium-high residential district Special Use: one medium-high residential district	
Petersburg	Bed and Breakfast	By Right: No residential districts Special Use: some medium and high density residential districts	Host must be present
Richmond	Lodginghouse	By right: By Right: some high density residential districts Special Use: no residential districts	Annual registration for all short-term rentals, and a \$50 annual fee Although not specifically defined yet, Short-Term Rentals are permitted as an accessory use with a Special Use Permit in any residential district The City has been reviewing Short-Term Rental regulations since 2015
	Tourist Home on Highway	By Right: some high density residential districts Special Use: no residential districts	
	Tourist Home Off Highway	By Right or Special Use no residential districts	

Comparison of Local Regulations to Other Virginia Localities

City	Types	Permitted in Residential Districts?	Additional Comments
Roanoke	Bed and Breakfast	By Right: one agricultural residential district Special Use: some low, medium, and high density residential districts	Host must be present Subject to additional regulations
	Boarding House	By Right: no residential districts Special Use: one high density residential district	
	Homestay	By Right: no residential districts Special Use: all residential districts	
	Short-Term Rental	By Right: no residential districts Special Use: no residential districts	
Staunton	Bed and Breakfast	By Right or Special Use: no residential districts	Annual registration with a \$50 annual fee
	Homestay	By Right: all residential districts as an accessory use Special Use: no residential districts	Subject to additional regulations Host must be present
Waynesboro	Bed and Breakfast	By Right: some medium and high density residential districts Special Use: some medium and low density residential districts	Host must be present

Blacksburg

Homestay means the accessory or secondary use of a residential dwelling unit or a portion thereof by a host to provide room or space that is intended for short term transient rental purposes in exchange for a charge for the occupancy. The primary use of the homestay unit shall remain residential. For each booking transaction, all applicable taxes must be collected and remitted to the town as required by chapter 22 by either the host or the associated hosting platform. Such accessory or secondary use shall not create a landlord/tenant relationship.

Type A rentals means rentals where the host is present during the homestay and no more than two (2) bedrooms of the homestay unit are rented.

Type B rentals means all other rentals, including ones where more than two (2) bedrooms of the homestay unit are rented or the host is not present during the homestay.

Notes by staff:

- Permitted in all districts
- Subject to registration and specific use/safety standards

Bristol

No definitions

Charlottesville

Bed and breakfast ("B & B") means a temporary lodging facility operated within a residential dwelling, which is owner occupied and managed or having a resident manager; having no more than eight (8) guest rooms; and wherein food service shall be limited to breakfast and light fare.

Bed and breakfast (Inn) means temporary lodging facility operated within a residential dwelling; which is owner occupied and managed or having a resident manager, having no more than (15) guest rooms; and wherein food service may be provided.

Homestay means a home occupation in which an individual who owns a dwelling and uses it as his or her permanent residence within a dwelling hires out, as lodging: (i) such dwelling, or any portion thereof, or (ii) a lawful accessory dwelling.

Notes by staff:

- "B & B" is permitted in the medium and high density residential districts
- "Inn" is permitted in medium and high density districts, subject to a Special Use Permit
- Homestay is permitted in all residential districts
- All short-term rentals require annual registration and specific use/safety standards

Christiansburg

Homestay means an accessory use to a dwelling where the host occupant offers their primary residence or a portion thereof to a guest party for short-term occupancy for compensation in accordance with Sec. 42-664.

Notes by staff:

- Permitted in all residential districts as a home occupation
- Subject to registration and specific use/safety standards

Colonial Heights

BED AND BREAKFAST - A dwelling, occupied by the owner, in which not more than five (5) bedrooms are provided for overnight guests for compensation, on daily or weekly basis, with or without meals.

Notes by staff:

- Permitted in the medium and high density residential districts
- Includes specific use/safety standards

Franklin

BED AND BREAKFAST INN

A single-family dwelling which, incidental to single-family occupancy, offers not more than six bedrooms for short-term transient occupancy for compensation and where food service for resident guests is limited to breakfast only.

Notes by staff:

- Permitted in over half of the residential districts, subject to the equivalent of a Special Use Permit. These districts vary in terms of character and density.

Hopewell

Bed and breakfast: A private, owner-occupied business with four (4) to six (6) rooms where overnight accommodations and a morning meal are provided to transients for compensation and where the bed-and-breakfast inn is operated primarily as a business.

Notes by staff:

- Permitted in less than half of the residential districts, which vary in character and density

Lynchburg

Bed and breakfast or tourist home: A dwelling, occupied as such, in which sleeping accommodations in less than six rooms with not more than four persons per room are provided or offered for transient guests for compensation, under the management of the occupants of that dwelling for dwelling purposes. A tourist home or bed and breakfast shall not be deemed a home occupation.

Notes by staff:

- Permitted in all residential districts, subject to a the equivalent of a Special Use Permit
- Subject to limitations on the number of rooms and visitors (number depends on the district)
- The City is currently reviewing new regulations, including specific use/safety standards

Manassas

Bed and breakfast means the use of land as an owner-occupied, single-family detached dwelling offering transitory lodging or sleeping accommodations to the public for compensation in accordance with the requirements of section 130-91.

Notes by staff:

- Permitted in over half of the residential districts, by Special Use Permit only. These districts are typically low and medium density districts.
- Includes specific use/safety standards

Martinsville

Bed and breakfast home stay. Owner occupied business that has less than five (5) rooms and serves only a morning meal and only to overnight guests. The property is shared as a business and a residence.

Bed and breakfast inn. Small owner operated business offering overnight lodging and meals with less than ten (10) rooms. Owner may or may not live on site and business may operate a restaurant. The building's primary use is as a business.

Notes by staff:

- Homestay is permitted in the medium and high density residential districts
- Inn is permitted in one medium-high residential district

Petersburg

Bed-and-breakfast inn. A structure or building containing sleeping and eating accommodations for compensation and allowing only overnight transient guests and which is operated in accordance with all pertinent city code requirements and regulations.

Notes by staff:

- Permitted in less than half of the residential districts, by Special Use Permit only. These districts tend to be medium and high density districts.
- Includes use/safety standards

Richmond

Lodginghouse means a building containing any number of lodging units, when the total of all such units in the building are occupied or intended to be occupied by a total of more than two persons, with or without board, and not available for occupancy for periods of less than one week, as distinguished from a group home or shelter, as defined in this section, and from a tourist home, hotel or motel where occupancy is available to transient guests on a daily basis. In addition to the foregoing, existence of any one or more of the following characteristics constitutes prima facie evidence that a dwelling use is being used as a lodginghouse: separate rental agreements for different occupants; exterior locking mechanisms on interior doors of rooms for occupants; separate entrances from the exterior of the building for individual occupants; and normally common areas of dwelling unit, such as the living room, family room or dining room, being used as sleeping areas or not being available on an equal or common basis to all occupants.

Tourist home means a building containing not more than ten guestrooms, with or without kitchens and with or without board, intended to be rented for compensation for occupancy by the traveling public and similar transient guests on a daily basis and in which access to individual guestrooms is provided exclusively from within the building, as distinguished from a hotel, motel, lodginghouse, group home, shelter or similar form of housing.

(Not yet adopted, but under review for adoption) Short-term rental means a room or group of rooms, all within a single unit of a dwelling use permitted in the district in which such dwelling use is located, used or intended for use as temporary lodging by the traveling public and similar transient guests in return for compensation on a daily basis. The term "short-term rental" is intended to be distinguished from hotels, motels, tourist homes and lodginghouses, shelters, group homes, and similar forms of housing.

Notes by staff:

- Although, Short-Term Rental is not currently defined, the City is currently it in all residential districts by a Special Use Permit only. Short-Term Rental is being treated as an accessory use to a residential dwelling.
- Since 2015, the City has been reviewing zoning code amendments for short-term rentals, including specific use/safety standards
- Lodginghouses and Tourist Homes are permitted in some multifamily residential districts

Roanoke

Bed and breakfast: A building or buildings in which bedrooms are provided for overnight guests for compensation on a daily basis, and, which may offer breakfast meals to such guests. A bed and breakfast use may include meeting hall functions as an accessory use where permitted by this Chapter.

Homestay: An establishment that offers for compensation a portion of any dwelling unit for overnight stays to guests, and not meeting the definition of a bed and breakfast.

Short-term rental: An accommodation for transient guests where, in exchange for compensation, a dwelling unit is provided for lodging for thirty (30) days or less and which is not a "boarding house" or "group care facility" as defined in this chapter. Such use may or may not include an on-site manager. For the purposes of this definition, a dwelling unit shall include only dwelling, single family, attached; dwelling single-family detached; dwelling, two-family; dwelling multifamily; dwelling townhouse or rowhouse; and accessory apartment, and shall exclude other group living or other lodging uses specifically listed or defined in this chapter.

Notes by staff:

- Bed and breakfasts are permitted By Right in one residential district characterized as agricultural-residential
- Bed and breakfasts are permitted in most residential districts, subject to a Special Use Permit
- Homestay is permitted in all residential districts, subject to a Special Use Permit
- Short-term rentals are limited to use in the mixed-use districts
- All short-term rentals are subject to specific use/safety standards

Staunton

"Homestay" means the use of a residential dwelling unit or a portion thereof for occupancy for lodging purposes in exchange for charge for occupancy. The duration of any period of occupancy may not exceed 30 days; however, there shall be no limit to the frequency in which rentals to occupants may occur.

Notes by staff:

- Although not specifically defined, bed and breakfasts are limited in use to one commercial district
- Homestays are permitted in all residential districts as an accessory use
- Homestays are subject to annual registration and specific use/safety standards

Virginia Beach

Bed and breakfast inn. A residential structure of historical significance in which not more than thirteen (13) rooms are provided for lodging transients, for compensation, on daily or weekly terms, with breakfast.

Home sharing. A dwelling in which a room or rooms are offered for rental for compensation for a period of less than thirty (30) consecutive days by an owner who utilizes the dwelling as his principal residence and occupies the dwelling during any such rental period.

Principal residence. Principal residence shall be the location where a person lives fifty (50) percent or more of the time. A person shall not have more than one (1) principal residence.

Short term rental. A dwelling that does not meet the definition of home sharing in which a room or rooms, or the entire dwelling are rented for less than thirty (30) consecutive days for compensation.

Notes by staff:

- Short-term rentals generally require the equivalent of a Special Use Permit in most residential districts
- Short-term rentals are permitted by right in one preexisting overlay district. Other neighborhoods may apply to be incorporated into a Short-Term Rental Overlay District.
- All short-term rentals must be registered and are subject to specific use/safety standards

Waynesboro

BED AND BREAKFAST: A building containing up to five guest rooms for an overnight stay which are rented at a daily rate and where breakfast is typically the only meal served to guests. (See also §4.4.4.)

INN: A lodging establishment providing overnight accommodations with 6 or more but less than 20 guest bedrooms in accordance with the applicable requirements of §4.4.4.

Notes by staff:

- Bed and breakfasts are permitted in most residential districts, but require a Special Use Permit in the more restrictive districts which are low density
- Inns are permitted in two residential districts, which are characterized as medium-high density
- All short-term rentals are subject to specific use/safety standards