

## MEMORANDUM

To: Zoning Ordinance Committee

From: Ethan Strickler, Planner, Zoning Administration

Date: 12/22/2021

Re: **ZOAM-2018-0001, Short Term Rentals**

The purpose of Zoning Ordinance Amendment (ZOAM)-2018-0001 Short Term Rentals is to establish regulations and standards for a short-term rental accessory use and a short-term rental principal use. This project is proceeding in parallel to the Zoning Ordinance Rewrite (ZOR) effort and is anticipated to reach completion during the first half of the calendar year 2022. This memorandum provides an overview of proposed changes to Articles 2, 3, 4, 5 and 8 of the Zoning Ordinance, Section 5-100 of the Zoning Ordinance (Accessory Uses and Structures), and Section 5-600 of the Zoning Ordinance (Additional Regulations for Specific Uses) pursuant to work plan guidance from the Board of Supervisors (Board) and the status thereof.

### **Project Description**

Pursuant to the direction included in the February 22, 2018, Board Business Meeting Action Item and the work plan attached to the October 19, 2017, Board Business Meeting Action Item, staff commenced the review of land-use and zoning issues related to Short-Term Rentals. The Short-Term Rental ZOAM was included in the 2018 ZOAM Work Plan adopted (9-0) by the Board at the February 6, 2018, Board Business Meeting. The STRR ZOAM was also included in the 2019 ZOAM Work Plan adopted (9-0) by the Board at the December 4, 2018, Board Business Meeting. At its July 18, 2019, Business Meeting, the Board adopted (9-0) the Resolution of Intent to Amend (ROIA) the Zoning Ordinance to establish Short-Term Residential Rentals as a new accessory use to residential uses<sup>1</sup>. At its October 17, 2019, Business Meeting, the Board adopted (9-0) the revised Resolution of Intent to Amend (ROIA) the Zoning Ordinance to expand the scope of the ZOAM to include Commercial Whole-House Rentals<sup>2</sup> as a principal use in zoning districts that allow for residential uses.

Currently, the Revised 1993 Loudoun County Zoning Ordinance does not list Short-Term Rental uses as permitted in any zoning district. Therefore, the uses are not permitted uses in Loudoun County. If Short-Term Rentals are not added as permitted

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<sup>1</sup> See July 18, 2019 Board of Supervisors Business Meeting Action Item 6, Attachment 2.

<sup>2</sup> See Copy Teste and the Revised Resolution of Intent to Amend from the October 17, 2019 Business Meeting, dated October 17, 2019.

uses to the Zoning Ordinance, property owners wishing to operate these uses must comply with either the Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, Rural Retreat, and/or Rural Resort Establishment regulations. Such uses are only permitted in certain zoning districts, most of which are in western Loudoun County. As such, Short-Term Rentals would be precluded from operating in the suburban areas of the County in the absence of a ZOAM expressly providing for these uses in the Zoning Ordinance.

Short-Term Rental – Residential Accessory (“STR-RA”) uses. The draft Zoning Ordinance text amends Article 5 and Article 8 to define Short-Term Rental – Residential Accessory (“STR-RA”) uses, to establish STR-RAs as an accessory use to principal residential uses, and to provide additional performance standards to maintain the integrity of residential neighborhoods throughout the County. In addition, the draft Zoning Ordinance text distinguishes STR-RAs from other similar facilities and commercial lodging uses in the County, including, but not limited to, Bed and Breakfast Homestays. The proposed draft text is included with this Cover Memo (Attachment 1).

Short-Term Rentals identified Commercial Whole-House Rentals. Initial rounds of Public Outreach regarding the proposed regulation of Short-Term Rentals identified Commercial Whole-House Rentals as a type of short-term rental of residential property that is commonly being offered in both rural and suburban areas of the County. Therefore, the Board revised the original ROIA to include Short-Term Rental – Commercial Whole-House (“STR-CWH”) uses as a part of the ZOAM. The primary differences between STR-RAs and STR-CWHs are the type of use (accessory vs. principal), limitations on the number of calendar days per year the use is permitted to operate, and individual (separate) additional use regulations.

As a result of the revised ROIA, the draft Zoning Ordinance text also amends Articles 2, 3, 4, 5, and 8 to define Short-Term Rental – Commercial Whole-House uses, to establish STR-CWHs as a principal use permitted by right, by minor special exception, and by special exception in zoning districts that allow for residential uses, and to provide additional performance standards to distinguish STR-CWHs from other similar facilities and commercial lodging uses in the County, including, but not limited to, Bed and Breakfast Inns. The proposed draft text is included with this Cover Memo (Attachment 2). Attachment 3 represents the proposed zoning districts where STR-CWH uses would be permitted by-right, minor special exception, and special exception.

## **Attachments**

1. ZOAM-2018-0001 Revised Draft Text for Short-Term Rental – Residential Accessory uses, dated December 22, 2021.
2. ZOAM-2018-0001 Revised Draft Text for Short-Term Rental – Commercial Whole-House uses, dated December 22, 2021.
3. ZOAM-2018-0001 Proposed Zoning Ordinance Districts for the STR-CWH use.

(Note: If you have any questions or would like to submit comments, provide them to [ethan.strickler@loudoun.gov](mailto:ethan.strickler@loudoun.gov) or contact 703-777-0653).

1 **ARTICLE 5**

2 **ADDITIONAL REGULATIONS AND STANDARDS**

3 **5-101 Permitted Accessory Uses and Structures.**

4 (A) **Residential.**

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6 (21) Short-Term Rental – Residential Accessory, pursuant to Section 5-669.

7 **5-669 Short-Term Rental – Residential Accessory.**

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9 (A) **Modifications Not Permitted.** Notwithstanding Section 5-600 of this Ordinance, this Section 5-669(A) and Sections 5-669(B), 5-669(C)(1), 5-669(C)(2), 5-669(C)(3), 5-669(C)(5), 5-669(C)(6), 5-669(D), 5-669(G), and 5-669(H) below must not be modified by Minor Special Exception.

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14 (B) **Registration.** A Short-Term Rental – Residential Accessory use shall be permitted only on a property that the Operator has registered in accordance with Chapter 1470 of the Codified Ordinances of Loudoun County, unless exempted from the registration requirement by Chapter 1470.03.

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19 (1) An “Operator” must meet the definition of “Operator” under Chapter 1470 of the Codified Ordinance of Loudoun County.

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22 (2) The annual registration must be on display in a visible location upon entry into the Short-Term Rental – Residential Accessory use and included with all advertising materials.

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26 (C) **Intensity and Character.**

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28 (1) **Residency Requirement.** The Operator must be a permanent resident of the parcel that contains the Short-Term Rental – Residential Accessory use. For the purposes of this section, a permanent resident is a person who occupies a dwelling for a minimum of 185 days out of the calendar year as their primary residence.

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35 (2) **Management Requirements.** The Operator, or a Manager designated by the Operator, must be available at all times during all rental periods to address issues that arise. During all rental periods, the Operator or Manager must:

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- (a) Be available by phone or electronic means within 30 minutes and must be available to be onsite within 60 minutes.
  - (b) Provide contact information of the Operator and/or Manager to guests of the Short-Term Rental – Residential Accessory use in writing prior to the beginning of the rental period. The contact information must also be posted in a visible location within the area available for rent.
- (3) **Rental Period.** A dwelling, or portion thereof, shall only be used as a Short-Term Rental – Residential Accessory use for a maximum of 180 days in a calendar year.
- (4) **Rental Capacity.** The following capacity limits apply to a Short-Term Rental – Residential Accessory use per night:
- (a) **Guest Rooms.** The number of rooms and/or bedrooms used for overnight accommodations for guests must not exceed 4 per parcel.
  - (b) **Guest Capacity.** The total number of guests permitted per night must not exceed a maximum of 8 guests per parcel. This requirement is not intended to limit the number of guests that may sleep in a given bedroom nor the number of dwelling units per parcel used for the Short-Term Rental – Residential Accessory use.
  - (c) For parcels served by an individual sewage disposal system, the total number of guests permitted per night for a Short-Term Rental – Residential Accessory use must not exceed the maximum permitted capacity of the individual sewage disposal system, as approved by the Health Department.
- (5) **Food Service Not Permitted.** The Operator or Manager must not prepare, serve, or arrange for the catering of food, or alcoholic beverages for consumption by any guests of the Short-Term Rental – Residential Accessory use. The Short-Term Rental – Residential Accessory use must not contain restaurant facilities.
- (6) **Private Parties and/or Temporary Special Events Not Permitted.** Private parties and/or Special Events pursuant to Section 5-500(C) are not permitted in association with the Short-Term Rental – Residential Accessory use.

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- (7) **Dwelling Unit Types Permitted.** A Short-Term Rental – Residential Accessory use is permitted to operate only in a principal dwelling unit and/or in any accessory dwelling unit approved pursuant to Section 5-613 provided that the capacity limits set forth in Section 5-669(C)(4) are met for the parcel as a whole.
  
- (D) **Zoning Permit Requirements.** A Zoning Permit is required for all Short-Term Rental – Residential Accessory uses.
  - (1) In accordance with Section 6-1000, the Zoning Permit application must provide such information and documentation as necessary to demonstrate compliance with all applicable Zoning Ordinance requirements and authorize the Zoning Administrator to conduct an inspection prior to approval of the Zoning Permit to verify compliance with all applicable Zoning Ordinance requirements. At a minimum, the Zoning Permit application must provide the following:
    - (a) Written consent from the property owner,
    - (b) The name and contact information of the Operator and/or Manager (if applicable),
    - (c) The type of dwelling unit(s) that will be rented,
    - (d) The address of the dwelling unit(s) that will be rented,
    - (e) The maximum rental capacity,
    - (f) A sketch plan showing the location of the dwelling unit(s) being rented and the required parking.
  - (2) The approved Zoning Permit for the Short-Term Rental – Residential Accessory use must be displayed in a visible location upon entry into the Short-Term Rental- Residential Accessory use and included with all advertising materials.
  - (3) The Zoning Permit for a Short-Term Rental – Residential Accessory use is valid for only the original Operator and dwelling(s) listed on the Zoning Permit application and must not be transferable to any future Operator or other property. Changes to the information

125 pertaining to the Operator or dwelling(s) listed on the Zoning Permit  
126 will require the issuance of a new Zoning Permit.

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128 (4) No more than one Zoning Permit for a Short-Term Rental –  
129 Residential Accessory use shall be permitted per parcel.

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131 (5) A Zoning Permit for a Short-Term Rental – Residential Accessory  
132 use must not be issued on a parcel that is subject to an approved  
133 zoning permit for a Bed and Breakfast Homestay use, Bed and  
134 Breakfast Inn use, Country Inn use, Rural Retreats and Resorts use,  
135 or Short-Term Rental – Commercial Whole House use.

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137 (6) The County approval of a Short-Term Residential Accessory use  
138 through the issuance of a Zoning Permit is not intended to abrogate,  
139 annul, or otherwise interfere with any easement, covenant or other  
140 private agreement or legal relationship, such as those of a  
141 Homeowners’ Association. However, where the regulations of this  
142 Ordinance are more restrictive or impose higher standards or  
143 requirements than such easements, covenants or other private  
144 agreements or legal relationships, the regulations of this Ordinance  
145 must govern.

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147 (7) A Zoning Permit for a Short-Term Rental – Residential Accessory  
148 use cannot receive approval until the use receives any required  
149 building code approval(s) from the department of Building and  
150 Development, fire code approval(s) from the Fire Marshal, and  
151 Health Department approval(s).

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153 (E) **Simultaneous Rental Contracts Not Permitted.** All guests staying within  
154 an individual and separate dwelling unit during a rental period for a Short-  
155 Term Rental – Residential Accessory use must be covered under the same  
156 rental agreement.

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158 (F) **Parking Requirements.**

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160 (1) In addition to the off-street parking spaces required for the existing  
161 dwelling units on the parcel, pursuant to Section 5-1100, the  
162 following parking requirements apply, and such parking spaces  
163 must be shown on the sketch plan required in Section 5-669(D):

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165 (a) For a rental capacity of 4 or less guests, one (1) off-street  
166 parking space shall be required.

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(b) For a rental capacity of 5-8 guests, two (2) off-street parking spaces shall be required.

(2) The Zoning Administrator may modify the parking requirements of this Section if the Operator can demonstrate that the requirements of this Section cannot be met because of (a) the exceptional size and/or shape of the lot; (b) environmental or engineering constraints on the lot; (c) special accessibility needs; or (d) other extraordinary situations or conditions of the lot. The Zoning Administrator may attach conditions to any modification to ensure that the results of the modification will be in accordance with the purpose and intent of this Section.

(3) On-street parking is not permitted to count towards the required parking unless requested pursuant to Section 5-669(F)(2).

(G) **Safety Requirements.** To the extent permissible under state law, dwellings used for the Short-Term Rental – Residential Accessory use must meet the following requirements:

(1) Each bedroom and floor must have an operational smoke detector that is interconnected with the smoke detectors in the rest of the structure.

(2) Each floor must have at least one operational fire extinguisher that is clearly marked and accessible to guests.

(3) Each floor must have at least one operational carbon monoxide detector.

(4) All rooms used for sleeping must have at least two means of egress.

(5) A fire safety plan and emergency contact information, including the contact information for the Operator or Manager, local law enforcement, and fire and rescue, must be posted in a visible location.

(H) **Use of Affordable Dwelling Units (ADUs) Not Permitted.** ADUs provided in accordance with Article 7 of this Ordinance cannot be used for Short-Term Rental – Residential Accessory uses.

210 **Proposed Article 8 Definition(s):**

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

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1 **5-670 Short-Term Rental – Commercial Whole-House**

2 (A) **Modifications Not Permitted.** Notwithstanding Section 5-600 of this  
3 Ordinance, this Section 5-670(A) and Sections 5-670(B), 5-670(C)(1), 5-  
4 670(C)(4), 5-670(C)(5), 5-670(D), 5-670(I), and 5-670(K) must not be  
5 modified by Minor Special Exception.

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7 (B) **Registration.** A Short-Term Rental – Commercial Whole-House use shall  
8 be permitted only on a property that the Operator has registered in  
9 accordance with Chapter 1470 of the Codified Ordinances of Loudoun  
10 County, unless exempted from the registration requirement by Chapter  
11 1470.03.

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13 (1) An “Operator” must meet the definition of “Operator” found in  
14 Chapter 1470 of the Codified Ordinance of Loudoun County.

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16 (2) The annual registration must be on display in a visible location upon  
17 entry into the Short-Term Rental – Commercial Whole-House use  
18 and included with all advertising materials.

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20 (C) **Intensity and Character.**

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22 (1) **Management.**

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24 (a) **Management Requirements.** The Operator, or a Manager  
25 designated by the Operator, must be available at all times  
26 during all rental periods to address issues that arise. During  
27 all rental periods, the Operator or Manager must:

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29 (i) Be available by phone or electronic means within 30  
30 minutes and must be available to be onsite within 60  
31 minutes.

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33 (ii) Provide contact information for the Operator and/or  
34 Manager to guests of the Short-Term Rental –  
35 Commercial Whole House use in writing prior to the  
36 beginning of the rental period. The contact  
37 information must also be posted in a visible location  
38 within the area available for rent.

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40 (2) **Rental Capacity.** The following capacity limits apply to a Short-  
41 Term Rental – Commercial Whole-House use per night:

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(a) **Guest Rooms.** The number of rooms and/or bedrooms used for overnight accommodations for guests must not exceed 5 per parcel.

(b) **Guest Capacity.** Unless otherwise specified in this Section, the number of guests permitted per night must not exceed a maximum of 10 guests per parcel. This requirement is not intended to limit the number of guests that may sleep in a given bedroom nor the number of dwelling units per parcel used for the Short-Term Rental – Commercial Whole House use.

(c) For parcels served by an individual sewage disposal system, the total number of guests permitted per night for a Short-Term Rental – Commercial Whole-House use must not exceed the maximum permitted capacity of the individual sewage disposal system approved by the Health Department.

(3) **Lot Area:**

(a) The minimum lot area for a Short-Term Rental – Commercial Whole-House use with a guest capacity of greater than 8 guests per night, as defined by Section 5-670(C)(2), is 5 acres.

(4) **Food Service Not Permitted.** The Operator or Manager must not prepare, serve, or arrange for the catering of food or alcoholic beverages for consumption by any guests of the Short-Term Rental – Commercial Whole-House use. The Short-Term Rental – Commercial Whole-House use must not contain restaurant facilities.

(5) **Private Parties and/or Special Events Not Permitted.** Private parties and/or Special events pursuant to Section 5-500(C) are not permitted in association with the Short-Term Rental – Commercial Whole-House use.

(6) **Dwelling Unit Types Permitted.** A Short-Term Rental – Commercial Whole-House use is permitted to operate only in a non-owner-occupied principal dwelling unit and/or in any non-owner-occupied accessory dwelling unit approved pursuant to Section 5-613 provided that the capacity limits set forth in Section 5-670(C)(2) are met for the parcel as a whole.

86 (D) **Zoning Permit Requirements.** A Zoning Permit is required for all Short-  
87 Term Rental – Commercial Whole-House uses.

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89 (1) In accordance with Section 6-1000 the Zoning Permit application  
90 must provide such information and documentation as necessary to  
91 demonstrate compliance with all applicable Zoning Ordinance  
92 requirements and authorize the Zoning Administrator to conduct an  
93 inspection prior to approval of the Zoning Permit to verify  
94 compliance with all applicable Zoning Ordinance requirements. At  
95 a minimum, the Zoning Permit application must provide the  
96 following:

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98 (a) Written consent from the property owner,

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100 (b) The name and contact information of the Operator and/or  
101 Manager (if applicable),

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103 (c) The type of dwelling unit(s) that will be rented,

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105 (d) The address of the dwelling unit(s) that will be rented,

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107 (e) The maximum rental capacity,

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109 (f) A sketch plan showing the location of the dwelling unit(s)  
110 being rented, the required parking, and any wells and/or  
111 drainfields on the parcel that is subject to the permit  
112 application.

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114 (2) The approved Zoning Permit for the Short-Term Rental –  
115 Commercial Whole-House use must be displayed in a visible  
116 location upon entry into the Short-Term Rental – Commercial  
117 Whole-House use and included with all advertising materials.

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119 (3) The Zoning Permit for a Short-Term Rental – Commercial Whole-  
120 House use is valid for only the original Operator and dwelling(s)  
121 listed on the Zoning Permit application and must not be transferable  
122 to any future Operator or other property. Changes to the information  
123 pertaining to the Operator or dwelling(s) listed on the Zoning Permit  
124 will require the issuance of a new Zoning Permit.

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126 (4) No more than one Zoning Permit for a Short-Term Rental –  
127 Commercial Whole-House use shall be permitted per parcel.  
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- (5) A Zoning Permit for a Short-Term Rental – Commercial Whole-House use must not be issued on a parcel that is subject to an approved Zoning Permit for a Bed and Breakfast Homestay use, Bed and Breakfast Inn use, Country Inn use, Rural Retreats and Resorts use, or for a Short-Term Rental – Residential Accessory use.
  - (6) The County approval of a Short-Term Rental – Commercial Whole House use through the issuance of a Zoning Permit is not intended to abrogate, annul, or otherwise interfere with any easement, covenant or other private agreement or legal relationship, such as those of a Homeowners’ Association. However, where the regulations of this Ordinance are more restrictive or impose higher standards or requirements than such easements, covenants or other private agreements or legal relationships, the regulations of this Ordinance must govern.
  - (7) A Zoning Permit for a Short-Term Rental – Commercial Whole-House use cannot receive approval until the use receives any required building code approval(s) from the department of Building and Development, fire code approval(s) from the Fire Marshal, and Health Department approval(s).
  - (E) **Simultaneous Rental Contracts Not Permitted.** All guests staying within an individual and separate dwelling unit during a rental period for a Short-Term Rental – Commercial Whole-House use must be covered under the same rental agreement.
  - (F) **Parking Requirement.** The required off-street parking spaces for a Short-Term Rental – Commercial Whole-House Rental use are 2.5 per dwelling unit and 1 per room and/or bedroom used for overnight accommodations for guests. On-street parking is not permitted to count towards required parking.
  - (G) **Exterior Lighting.** Exterior lighting for a Short-Term Rental – Commercial Whole-House use is subject to Sections 5-652(A)(1), 5-652(A)(2), and 5-652(A)(3) (Exterior Lighting Standards). In addition to the requirements of Section 5-652, the maximum height of pole-mounted exterior lighting shall be 12 feet.
  - (H) **Roads/Access.** For any Short-Term Rental – Commercial Whole-House use that is located on a lot or parcel which does not have frontage on a publicly maintained road, documentation shall be provided to the Zoning Administrator, at the time of Zoning Permit application, demonstrating that

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the private access easement serving such lot may be used to provide access to the use.

(I) **Safety Requirements.** To the extent permissible under state law, dwellings used for the Short-Term Rental – Commercial Whole-House use must meet the following requirements:

(1) The fire and building code requirements as defined in 13VAC5-51-91. Section A. 109.1 Inspection and Section 310.2 of the USBC or inspecting under § 27-98.2 of the Code of Virginia.

(2) Each bedroom and floor must have an operational smoke detector that is interconnected with the smoke detectors in the rest of the structure.

(3) Each floor must have at least one operational fire extinguisher that is clearly marked and accessible to guests.

(4) Each floor must have at least one operational carbon monoxide detector.

(5) All rooms used for sleeping must have at least two means of egress.

(6) A fire safety plan and emergency contact information, including the contact information for the Operator or Manager, local law enforcement, and fire and rescue, must be posted in a visible location.

(J) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as a Short-Term Rental – Commercial Whole-House and shall be exempt from the minimum lot area requirements specific above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003, unless a greater expansion is approved by Minor Special Exception, pursuant to Section 6-1300.

(K) Use of Affordable Dwelling Units (ADUs) Not Permitted. ADUs provided in accordance with Article 7 of this Ordinance cannot be used for Short-Term Rental – Commercial Whole House Rental uses.

214 **Article 8 – Definitions**

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

DRAFT

*Short Term Rental – Commercial Whole-House Zoning District Use List (Draft)*

**Permitted in the following zoning districts:**

**AR-1 (Section 2-100), pursuant to Section 5-670**

**AR-2 (Section 2-200), pursuant to Section 5-670**

**A-10 (Section 2-300), pursuant to Section 5-670**

**A-3 (Section 2-400), pursuant to Section 5-670**

**RC (Section 2-900), pursuant to Section 5-670**

**JLMA-20 (Section 2-1300), pursuant to Section 5-670**

**TR-10 (Section 2-1400), pursuant to Section 5-670**

**TR-3 (Section 2-1500), pursuant to Section 5-670**

**PD-CV (permitted in “Village Core” and “Village Conservancy and Village Satellite Conservancy”) (Section 4-900), pursuant to Section 5-670**

**PD-RV (permitted in “Village Center – Residential Area” and “Village Center – Commercial and Workplace Areas”) (Section 4-1200), pursuant to Section 5-670**

**Permitted by Minor SPEX in the following districts:**

**CR-1 (Minor) (Section 2-500), pursuant to Section 5-670, by Minor Special Exception**

**CR-2 (Minor) (Section 2-600), pursuant to Section 5-670, by Minor Special Exception**

**CR-3 (Minor) (Section 2-700), pursuant to Section 5-670, by Minor Special Exception**

**JLMA-1 (Minor) (Section 2-1000), pursuant to Section 5-670, by Minor Special Exception**

**JLMA-2 (Minor) (Section 2-1100), pursuant to Section 5-670, by Minor Special Exception**

**JLMA-3 (Minor) (Section 2-1200), pursuant to Section 5-670, by Minor Special Exception**

**TR-2 (Minor) (Section 2-1600), pursuant to Section 5-670, by Minor Special Exception**

**TR-1 (Minor) (Section 2-1700), pursuant to Section 5-670, by Minor Special Exception**

**R-1 (Minor) (Section 3-100), pursuant to Section 5-670, by Minor Special Exception**

**R-2 (Minor) (Section 3-200), pursuant to Section 5-670, by Minor Special Exception**

**Permitted by SPEX in the following districts:**

**CR-4 (Section 2-800), pursuant to Section 5-670**

**R-3 (Section 3-300), pursuant to Section 5-670**

**R-4 (Section 3-400), pursuant to Section 5-670**

**R-8 (Section 3-500), pursuant to Section 5-670**

**PD-TC (Section 4-800), pursuant to Section 5-670**

**PD-MUB (Section 4-1350), pursuant to Section 5-670**