



**Loudoun County**

**VIRGINIA**

WHERE TRADITION MEETS INNOVATION

**Short-Term Rental - Residential Accessory  
Short-Term Rental – Commercial Whole House  
ZOAM-2018-0001**

Referral Discussion  
Zoning Ordinance Committee  
August 3 & 4, 2021

# PURPOSE OF ZOAM

Pursuant to Resolution of Intent to Amend by the Board of Supervisors:

- Establish “Short-term Residential Rental” as a new accessory use to residential uses
- Establish “Commercial Whole-house Short-term Rental” as a new principle Permitted, Minor Special Exception or Special Exception use type in every zoning district that permits residential uses
- Amend 5-600 Additional Regulations for Specific Uses to establish regulations to mitigate and/or otherwise address the impacts of the new “Short-Term Residential Rental” accessory use and the new “Commercial Whole House Short-term Rental” principal use type

# Short-Term Residential Rentals (STRR)

- Online Registry established July 1, 2019, Chapter 1470 of Codified Ordinance
- Only a portion of those currently operating Short Term Residential Rentals in Loudoun have registered
- Distribution of active STRRs are throughout the County, not just a rural or suburban issue
- Resolution of Intent to Amend (ROIA) adopted by Board of Supervisors on July 18, 2019
- New ROIA adopted October 17, 2019 to expand proposed amendments to include Commercial Whole House Short-Term Rental principal use type

# Proposed Zoning Ordinance Regulations

## Short-Term Rental – Residential Accessory

- STRR accessory to principal residential use
- Operator must be owner, permanently reside on STRR parcel min. 185 days/year
- Operator not required to be on-site during rental period
- May host guests 180 days per calendar year
- May be in principal dwelling or accessory dwelling
- Maximum 1 rental contract per night
- 2 guests/bedroom, maximum 10 guests

# Proposed Zoning Ordinance Regulations

## Short-Term Rental – Commercial Whole House

- Principal commercial use
- Emergency contact information must be given to guests.
- No requirement for owner/operator to reside on site.
- Operator not required to be on-site during rental period.
- May host guests 365 days per calendar year
- May be in principal dwelling or accessory dwelling
- Maximum 1 rental contract per night
- 2 guests/bedroom, max. 10 guests, max. 10 rooms
- More than 4 guestrooms - 5 acre minimum

# Proposed Zoning Ordinance Regulations

- Zoning Permit required for each parcel with documentation and authorization for Zoning Administrator to conduct inspection
- All guests under same rental contract
- Safety Requirements: Interconnected smoke detectors, fire extinguishers, carbon monoxide detector, two means of egress
- No food service
- Private parties permitted up to maximum number of guests
- No Special Events related to STR-RA or STR-WH

# Next Steps

- Revise Draft Regulations Based on Comments From ZOC and Referral Agencies
- Stakeholder Outreach (including ZOC)
- Planning Commission Public Hearing
- Board of Supervisors Public Hearing

# Questions and Feedback