



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Short-term Residential Rentals ZOAM-2018-0001

Stakeholder Outreach
September 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, 120 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
- Resolution of Intent to Amend (ROIA) adopted by Board of Supervisors on July 18, 2019

Proposed Zoning Ordinance Regulations

- STRR accessory to principal residential use
- STRR may be in principal dwelling or accessory dwelling
- Operator must be owner, permanently reside on STRR parcel
- Operator not required to be on-site during rental period
- STRR may host guests 180 days per calendar year
- Maximum 1 rental contract per night, 1 structure per night
- 2 guests per bedroom, maximum of 10 guests
- Health Department clearance if on individual sewage system

Proposed Zoning Ordinance Regulations

- Interconnected smoke detectors, fire extinguishers, two means of egress
- No food, beverages, or alcohol to be served
- No private parties and/or events related to STRR
- Zoning Permit required, only one per parcel
- Documentation, inspection to confirm compliance

Next Steps

- Refinements to Draft Regulations
- September 2019 Planning Commission Public Hearing
- November 2019 Board of Supervisors Public Hearing

Questions and Feedback

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