

Special Exception Zoning Requirements for Commercial Whole House Short-Term Rentals

Definition of Commercial Whole House: The renting of a not otherwise occupied single family detached dwelling unit or a not otherwise occupied accessory dwelling unit that is accessory to a principal single family detached dwelling unit, in which the entire dwelling unit is used for providing overnight accommodations for a period of fewer than 30 consecutive days in exchange for a charge for the occupancy or other considerations. A Short-Term Rental - Commercial Whole House use is counted as a dwelling unit for purposes of density calculations.

To determine how your property is zoned, go to Loudoun.gov/parcelassessment and use the Property Search. After selecting your property, go to the **Land** tab on the left. Primary Zoning will be listed in the information under the Parcel heading. For assistance, call Planning and Zoning at 703-777-0246, option 5.

Zoning District	Special Exception	Minor Special Exception
CR-1		X
CR-2		X
CR-3		X
CR-4		X
R-1		X
R-2		X
R-3	X	
R-4	X	
R-8	X	
PD-MUB	X	
PD-TC	X	
JLMA-1		X
JLMA-2		X
JLMA-3		X
TR-1		X
TR-2		X
PD-CV		X

Learn more at loudoun.gov/shorttermrentals.