

Homestay Regulation Matrix <i>(for discussion purposes only)</i>			
Applicable Regulation <i>(suggested changes / clarifications)</i>	Residential zoned lots	RA zoned lots less than 5 acres	RA zoned lots 5 acres or larger
The owner/operator of the parcel or a manager of the bed and breakfast shall reside on the parcel	X	X	X
Permitted in a single-family detached dwelling only	X	X	X
All parking is required to be off-street	X	X	X
Operator required to register annually on short-term rental registry (§ 15.2-983)	X	X	X
Annual Safety Inspections	X	X	X
Possibility of special exception under certain criteria	X	X	X
Whole house rental is permitted with a maximum of 45 days per calendar year			X
No whole house rental	X	X	
No more than 5 guest rooms are permitted			X
No more than 2 guest rooms are permitted	X	X	
125-foot setback from any abutting lot*		X	X
No use of accessory structures for homestays	X	X	
Use of accessory structure allowed**			X
<u>Allowance for a Second BNB use</u> -Properties that have a second single family dwelling, are more than 5 acres in size, and have development rights may have a second home stay use which may allow up to 10 guest rooms on a parcel			X

X = applicable criteria

* = not under the same ownership as the homestay for primary and accessory uses and structures used in whole or in part to serve any permitted use at a homestay

** = as compliant with the permitted density