

# SE 2024-17 4975 Blue Fox Farm Homestay

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APPLICANT: BLUE FOX FARM LLC

STAFF: LISA GREEN, MANAGER OF CODE COMPLIANCE

BOARD OF SUPERVISORS | OCTOBER 2, 2024



# Att. E – Parking and Structures Location Exhibit

SE202400017  
4975 Blue Fox Farm  
Homestay

★ Proposed homestay location





01400000001700

★ Proposed homestay location

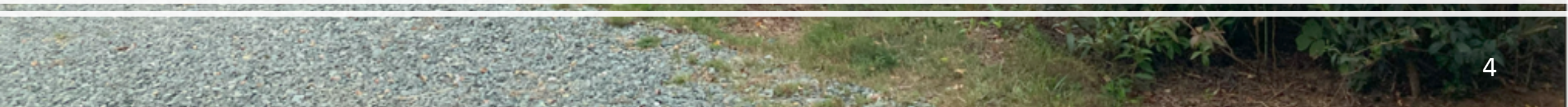
★ Owner's residence

Att. E – Parking and Structures Location Exhibit  
– relationship to residence

SE202400017 | 4975 Blue Fox Farm Homestay



View of owner's residence and barn from proposed homestay



# Section 5.1.48 Homestay Regulations

Rural Area zoned parcels of 5 or more acres:

- Rental of up to 5 “guest rooms used for sleeping”
- Only permitted in single-family dwelling or accessory structures built before August 7, 2019 (unless excepted)
- Primary structure setbacks (unless excepted)
- Unhosted stays for up to 7 days/month, 45 days/year

All homestay regulations:

- Owner occupancy required (unless excepted)
- Must obtain a zoning clearance
- Parking must be on-site; street parking is prohibited
- Neighbor notice required with responsible agent contact provided
- Annual safety inspections required

# Summary

## Parcel

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238.52-acre parcel

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Parcel contains two single-family dwellings and is used for agriculture

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Property held by an LLC

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LLC owners reside on parcel

## Request

Request to permit a resident manager to fulfill the residency requirements for a homestay use.

# Special Exception Factors to Consider

- i. There would be any adverse impact(s) to the surrounding neighborhood;*
- ii. There would be any adverse impact(s) to the public health, safety, or welfare;*
- iii. The proposed special exception would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and*
- iv. The proposed special exception would be consistent in size and scale with the surrounding neighborhood.*

# **SE 2024-17 4975 Blue Fox Farm Homestay Recommended Action**

I move that the Board adopt the resolution for SE2024-17 4975 Blue Fox Farm Homestay, attached to the staff report as Attachment F.