



Albemarle County

Legislation Details

File #:	19-336	Version:	1	Name:	
Type:	Zoning Text Amendment	Status:		Public Hearing	
File created:	5/29/2019	In control:		Board of Supervisors	
On agenda:	6/19/2019	Final action:			
Title:	ZTA201700001 Homestay (Previously Transient Lodging). To receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code: ZTA 201700001 Homestay (previously Transient Lodging): Amend Section 18-3.1 to remove the definitions of bed and breakfast and tourist lodging and add a definition for homestay; Remove and Retitle Section 18-5.1.17 to Homestays; Retitle Section 18-5.1.48 from Bed and Breakfast to Homestays; Amend Section 18-5.1.48 to clarify that residency on a parcel requires at least 180 days of residency within a calendar year, require homestays in residential zoning districts and on Rural Area district parcels of less than 5 acres to be owner-occupied, require homestay owners to provide the owners' contact information to abutting property owners, permit an entire residence in the Rural Areas Zoning District to be rented for a maximum of 45 days in a calendar year and a maximum of seven days in any one month during the calendar year, and to permit homestays in duplexes, townhouses, and single family attached units in residential zoning districts; Amend Section 18-10.2.1 to replace the term bed and breakfast with homestay; Amend Sections 18-12.2.1, 18-13.2.1, 18-14.2.1, 18-15.2.1, 18-16.2.1, 18-17.2.1, 18-18.2.1, 18-20A.6 and 18-20B.6 to replace the term tourist lodgings with the term homestays; Amend Sections 18-19.3.1 and 18-20.3.1 to add homestays as a by-right use; Amend Section 18-4.12.6 to replace the terms tourist lodging and bed and breakfast with homestay and require one off-street parking space per guest room in addition to the parking required for a single family dwelling.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. ZTA201700001 Homestay BOS Transmittal Summary, 2. Att.A1 - ZTA 2017-01 Homestay PC PH Staff Report Attach. A, 3. Att.A - ZTA 2017-01 Homestays PC PH Staff Report, 4. Att.A2 - ZTA 2017-01 Homestay PC PH Staff Report Attach. B, 5. Att.A3 - ZTA 2017-01 Homestay PC PH Staff Report Attach. C, 6. Att.A4 - ZTA 2017-01 Homestay PC PH Staff Report Attach. D, 7. Att.B - April 23 PC PH Minutes, 8. Att.C - April 23 PC PH Action Memo, 9. Att.D - Proposed Ordinance				

Date	Ver.	Action By	Action	Result
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