



# Albemarle County

## Legislation Details

<b>File #:</b>	19-393	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Text Amendment	<b>Status:</b>		Public Hearing	
<b>File created:</b>	6/25/2019	<b>In control:</b>		Board of Supervisors	
<b>On agenda:</b>	8/7/2019	<b>Final action:</b>			
<b>Title:</b>	ZTA 201700001 Homestay (previously Transient Lodging). To receive comments on its intent to adopt 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 to be owner-occupied, require homestay owners to provide the contact information for the owner and other designated agent 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; Amend Section 18-10.2.1 to replace the term "bed and breakfast" with the term "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 the term "homestay," require one off-street parking space per guest room in addition to the parking required for a single family dwelling, and exclude homestays from eligibility for parking alternatives; Amend Section 18-35.1(f)(3) to replace the term "tourist lodging" with the term "homestay".				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. BOS Homestays Transmittal Summary, 2. Att.A - PC Staff Report 4/23/19, 3. Att.C - PC Action Memo, 4. Att.B - PC Minutes, 5. Att.D - Proposed Ordinance w/ Annotations, 6. Att.E - Proposed Ordinance for Adoption, 7. Att.F - Enforcement Memo				

Date	Ver.	Action By	Action	Result
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