
TENTATIVE
ROUNDTABLE TO DISCUSS HOMESTAY REGULATIONS
JANUARY 8, 2019
4:00 P.M.
CONFERENCE ROOM 241, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD

1. Planning Commission Call to order and establish quorum.
2. Homestays Roundtable Discussion.
Discuss ordinance amendments related to Homestays, also known as Residential Transient Lodging, Accessory Tourist Lodging, Bed and Breakfasts, AirBnB, or Short-term Rentals. The purpose of the roundtable is to review the potential changes to the ordinance developed in the series of recent work sessions, to allow for questions/discussion, and to offer an opportunity for public feedback on the potential changes.
3. Adjournment—5:30 p.m.
Planning Commission – adjourn to regular scheduled Planning Commission meeting, Tuesday, January 15, 2019, 6:00p.m., Lane Auditorium



ROUNDTABLE TO DISCUSS HOMESTAY REGULATIONS

Albemarle County Office Building - Room 241, 401 McIntire Road, Charlottesville, VA 22902

Tuesday, January 8, 2019 from 4:00 to 5:30pm.

PRELIMINARY AGENDA

1. Welcome and Agenda Review
2. Presentation on Background, Current Regulations, and Possible Future Changes (see below)
3. Questions and Answers
4. General discussion
5. Adjournment
6. Next Steps:

i. February 12, 2019	Planning Commission Work Session
ii. April 2019	Planning Commission Public Hearing
iii. TBD	Board of Supervisors Public Hearing

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
Allowance for a <u>second</u> Homestay use-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

Additional information can be found [here](#)

Feedback form can be found [here](#)

For more information, or to be placed on an email mailing list to receive updates on this process, email Bart Svoboda at bsvoboda@albemarle.org or Rebecca Ragsdale at rragsdale@albemarle.org.

