

**ORDINANCE ENACTING, AMENDING AND RE-ENACTING TITLE 10 CHAPTER 3
 ARTICLE C, SECTION 10-3-13(2)(a)(i), ARTICLE F SECTION 10-3-24, ARTICLE G
 SECTION 10-3-25(28), ARTICLE H SECTION 10-3-33(10), ARTICLE I SECTION 10-3-
 39(6), ARTICLE J SECTION 10-3-45(14), ARTICLE J.2. SECTION 10-3-48.3(20),
 ARTICLE K SECTION 10-3-51(12), ARTICLE K.2 SECTION 10-3-55.3(14), ARTICLE
 L SECTION 10-3-56.3(q), ARTICLE L.2 SECTION 10-3-57.3(s), ARTICLE L.3
 SECTION 10-3-58.3(22) ARTICLE L.4 SECTION 10-3-59.3(12), ARTICLE P SECTION
 10-3-84(14),
 AND ARTICLE DD SECTION 10-3-205
 RELATED TO SHORT-TERM RENTAL AND HOMESTAY PROPERTIES
 OF THE CODE OF ORDINANCES,
 CITY OF HARRISONBURG, VIRGINIA**

Be it ordained by the Council of the City of Harrisonburg, Virginia:

That Section 10-3-13(2)(a)(i) – Penalties; be amended as shown:

(2) Civil penalties.

- a. A violation of the following provisions of the Zoning Ordinance shall be punishable by a civil penalty of \$100.00 for a first offense, \$200.00 for a second offense, and \$500.00 for each subsequent offense arising from the same set of operative facts:
 - i. Operating a short-term rental or homestay in violation of the Zoning Ordinance.
 - ii. Erecting a sign prior to approval of a sign permit or other violation of article EE.

Section 10-3-24 – Definitions; be enacted and amended as shown:

Homestay: In a single-family detached, duplex, or townhouse dwelling unit, the provision of a guest room or accommodation space within the principal building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.

Short-term rental: The provision of a dwelling unit, a ~~bedroom~~ guest room or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.

Sec. 10-3-25(28) Off-street vehicle parking regulations; be amended as shown:

(28) Short-term rentals shall provide one (1) parking space for each guest room or accommodation space, or as may be more or less restrictive as conditioned by a special use permit. Homestays have no off-street parking requirements.

Section 10-3-33(10) Uses Permitted by Right; be enacted and amended as shown:

(10) Homestays, as further regulated by Article DD.

Section 10-3-39(6) Uses Permitted by Right; be enacted and amended as shown:

(6) Homestays, as further regulated by Article DD.

Section 10-3-45(14) Uses Permitted by Right; be enacted and amended as shown:

(14) Homestays, as further regulated by Article DD.

Section 10-3-48.3(20) Uses Permitted by Right; be enacted and amended as shown:

(20) Homestays, as further regulated by Article DD.

Section 10-3-51(12) Uses Permitted by Right; be enacted and amended as shown:

(12) Homestays, as further regulated by Article DD.

Section 10-3-55.3 (14) Uses Permitted by Right; be enacted and amended as shown:

(14) Homestays, as further regulated by Article DD.

Section 10-3-56.3(q) Uses Permitted by Right; be enacted and amended as shown:

(q) Homestays, as further regulated by Article DD.

Section 10-3-57.3(s) Uses Permitted by Right; be enacted and amended as shown:

(s) Homestays, as further regulated by Article DD.

Section 10-3-58.3(22) Uses Permitted by Right; be enacted and amended as shown:

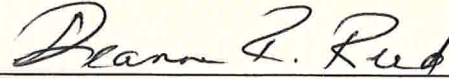
(22) Homestays, as further regulated by Article DD.

Section 10-3-59.3(12) Uses Permitted by Right; be enacted and amended as shown:

(12) Homestays, as further regulated by Article DD.

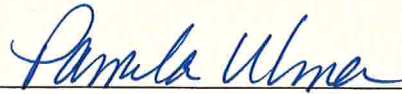
The remainder of each Section is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the 31 day of Sept, 2020. Adopted and approved this 8 day of Sept, 2020.



MAYOR

ATTESTE:



CITY CLERK