

Comparison of Proposed Homestays and Short Term Rentals

	Homestays (included in Option 2 only)	Short Term Rentals (STRs) (included in Option 1 and 2)
Where are they allowed?	By right in the R-1, R-2, R-3 (medium), R-4, R-5, R-6, R-7, MX-U, B-1, and U-R. (Not allowed in nonconforming dwellings in M-1 and B-2.)	With an approved special use permit (SUP) in the R-1, R-2, R-3 (multiple), R-3 (medium), R-4, R-5, R-6, R-7, MX-U, B-1, and U-R. (Not allowed in nonconforming dwellings in M-1 and B-2.)
Cost of Permit/Registration	Homestay Operator Registration – \$50.00. Registration is valid January 1 st through December 31 st and must be renewed annually. (Business license and registration for transient occupancy tax required.)	Special Use Permit (SUP) - \$425.00 + \$30.00 per acre. Short Term Rental Operator Registration – \$50.00. Registration is valid January 1 st through December 31 st and must be renewed annually. (Business license and registration for transient occupancy tax required.)
In what type of dwelling units are they allowed?	In single-family detached, duplex, and townhouse dwellings. Not allowed in apartments. Accessory structures shall not be used for lodging.	Any dwelling type (single-family detached, duplex or townhouse, or apartments with necessary physical renovations). May include accessory structures, unless conditioned by SUP.
Does the dwelling unit have to be the operator’s primary residence?	Yes.	No, unless conditioned by SUP.
Does the operator have to be present during the lodging period?	Yes.	No, unless conditioned by SUP.
How many bedrooms or accommodation spaces can be rented?	No limit per Zoning Ordinance. Accessory buildings shall not be used for lodging.	No limit, unless conditioned by SUP. May include accessory structures, unless conditioned by SUP.
How many guests can rent spaces at a time?	No more than six (6) guests.	No limit, unless conditioned by SUP.
How many nights per year can spaces be rented?	No more than forty-five (45) nights per calendar year.	No limit, unless conditioned by SUP.

How long guests stay?	Lodging contracts shall be limited to a period of fewer than 30 consecutive nights.	Lodging contracts shall be limited to a period of fewer than 30 consecutive nights.
City Inspections	No inspections required before operation. No annual inspections required. (Inspections as part of investigations by city officials may occur in response to received complaints.)	No inspections required before operation in a single-family detached, duplex, and townhome dwelling. Apartments will require inspections before operation and may require physical renovations. No annual inspections required. (Inspections as part of investigations by city officials may occur in response to received complaints.)
Parking Requirements	None.	One parking space for each bedroom or accommodation space, or may be more or less restrictive as conditioned by a special use permit.
Can the property be marketed and used for events such as, but not limited to, weddings, and receptions?	No.	Yes, if approved as part of the SUP and appropriate renovations are made per Building Code.
Is food service allowed?	Yes, limited only to guests. (A VA Dept. of Health Lodging Permit may be required.)	Yes, limited only to guests. (A VA Dept. of Health Lodging Permit may be required.)
Can the operator serve alcohol to guests?	Yes, limited only to guests. (A license from the Virginia Alcohol Beverage Control Board is required.)	Yes, limited only to guests. (A license from the Virginia Alcohol Beverage Control Board is required.)
Other requirements	None.	Dates of trash and recycling must be posted.