

OPTION 2. Same as Option 1, except Sec. 10-3-205(2) would require that the property be the primary residence of the STR operator.

**ORDINANCE AMENDING AND RE-ENACTING TITLE 10 – PLANNING AND
DEVELOPMENT, CHAPTER 3. – ZONING, SECTION 10-3-24, DEFINITIONS OF THE
CODE OF ORDINANCES CITY OF HARRISONBURG, VIRGINIA**

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

That Section 10-3-24 is amended as shown:

Homestay: In a single-family detached, duplex, or townhouse dwelling unit, the provision of the dwelling unit or an accommodation space within the dwelling unit 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, an accessory building, or an accommodation space within either 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.

The remainder of Section 10-3-24 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 20__. Adopted and approved this ____ day of _____, 20__.

MAYOR

ATTESTE:

CITY CLERK

**ORDINANCE AMENDING AND RE-ENACTING TITLE 10 – PLANNING AND
DEVELOPMENT, CHAPTER 3. – ZONING, SECTION 10-3-25.1, OFF-STREET
BICYCLE PARKING REGULATIONS OF THE CODE OF ORDINANCES CITY OF
HARRISONBURG, VIRGINIA**

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

That Section 10-3-25.1 is amended as shown:

(3) Bicycle parking space requirements by use:

Use	Parking Requirement
Townhouses and multifamily dwellings	1 space/6 dwelling units or 4 spaces minimum, whichever is greater
Hotels, motels, and similar transient housing	4 spaces minimum (Bed and breakfast facilities <u>Homestays and short-term rentals</u> have no minimum requirement)
Hospitals, nursing homes, and similar care facilities	1 space/20,000 square feet of gross floor area or 4 spaces minimum, whichever is greater
Houses of worship, theaters, auditoriums, stadiums, amphitheaters, and similar uses	0.5% of maximum occupant load or 4 spaces minimum, whichever is greater
Community centers, private clubs, museums, libraries, recreational and leisure-time activities, and similar uses	1 space/10,000 square feet of gross floor area or 4 spaces minimum, whichever is greater
Educational	1 space/20 vehicle spaces provided or 4 spaces minimum, whichever is greater
Child day care centers	4 spaces minimum
Business or professional offices and financial institutions	1 space/20,000 square feet of gross floor area or 4 spaces minimum, whichever is greater
General retail, restaurants, and personal service establishments	1 space/10,000 square feet of gross floor area or 4 spaces minimum, whichever is greater
Industrial uses, manufacturing, warehousing, auto service establishments, veterinarian offices, and animal hospitals and kennels	2 spaces minimum

The remainder of Section 10-3-25.1 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 20___. Adopted and approved this ____ day of _____, 20__.

MAYOR

ATTESTE:

CITY CLERK

**ORDINANCE AMENDING AND RE-ENACTING TITLE 10 – PLANNING AND
DEVELOPMENT, CHAPTER 3. – ZONING, SECTION 10-3-205, GENERAL
REGULATIONS WITHIN ARTICLE DD. SHORT-TERM RENTALS OF THE CODE
OF ORDINANCES CITY OF HARRISONBURG, VIRGINIA**

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

That Article DD. is amended as shown:

Article DD. HOMESTAYS AND SHORT-TERM RENTALS

Sec. 10-3-204. Reserved.

Sec. 10-3-205. General Regulations

(1) Registration.

(a) Prior to operation, the operator of any homestay or short-term rental shall register the property with the department of community development, unless exempt from registration pursuant to Section 15.2-983(B)(2) of the Code of Virginia, as amended. Registration shall be valid from the date the registration occurs through December 31st and shall be renewed annually by March 1st. Registration fees are twenty-five dollars (\$25.00) per year.

(b) Each registration shall be specific to the operator and property and is nontransferable.

(2) Operators shall maintain the property as their primary residence, as indicated on a state-issued license or identification card or other documentation deemed acceptable by the Zoning Administrator.

(3) Operators who are not the property owner shall be present during the lodging period.

(4) Each lodging contract shall be limited to a period of fewer than thirty (30) consecutive nights.

(5) Any food service offered shall be limited to guests.

(6) In addition to the regulations in subsections (1), (2), (3), (4), and (5), short-term rentals shall comply with the following:

(a) The operation shall not be marketed and used for weddings, receptions, or events, unless approved, and as may be conditioned during the special use permit process.

(7) In addition to the regulations in subsections (1), (2), (3), (4), and (5), homestays shall comply with the following:

(a) The total number of lodging contracts shall be limited to ninety (90) nights per calendar year.

(b) The number of guests at one (1) time shall be limited to four (4).

(c) The operation shall not be marketed or used for weddings, receptions, or other events.

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

This ordinance shall be effective from the ____ day of _____, 20___. Adopted and approved this ____ day of _____, 20__.

MAYOR

ATTESTE:

CITY CLERK