



County of Fairfax, Virginia

MEMORANDUM

DATE: December 12, 2017

TO: Board of Supervisors

FROM: Donna Pesto, Deputy Zoning Administrator
Lily Yegazu, Senior Assistant to the Zoning Administrator
Department of Planning and Zoning

SUBJECT: Short-Term Lodging Draft Strawman
Development Process Committee

Attached is a draft strawman of proposed Zoning Ordinance changes related to short-term lodging operations in a dwelling or mobile home. Short-term lodging is the rental of all or part of a dwelling for periods of less than 30-days. This kind of rentals is typically offered for rent through online platforms such as Airbnb, Flipkey, Craigslist, and others. Currently, short-term lodging is not a permitted use under the existing Zoning Ordinance provisions, except through approval of a Special Exception for a Bed and Breakfast.

The draft strawman introduces new definitions and provisions related to short-term lodging and identifies changes that are needed to certain existing provisions. The proposed provisions would regulate who can operate short-term lodging, impose limits on the operation and develop a permit process for seeking approval of short-term lodging as an accessory use to the occupancy of a dwelling.

Staff presented the draft strawman to the Planning Commission to solicit input at a Workshop held on November 1, 2017. The main issues discussed at the workshop include the following:

- Parking impact on neighborhoods
- HOA and Condominium Association authority and impacts of the proposed changes
- Difficulty of enforcing the proposed regulations
- Inspections of units for life safety and building code compliance

The attached draft strawman includes revisions based on the discussion at the Planning Commission Workshop, which are highlighted in yellow.

Also attached, is a separate draft outline addressing short-term lodging in rental multiple family dwelling unit buildings that are operated by a corporation, business or other commercial property management entity.

Attachment: A/S