

# STAFF EVALUATION

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**Case No.:** Zoning Ordinance Amendment, ZOA24-0276

**Planning Commission Date:** July 18, 2024

**City Council Date:** August 14, 2024

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## General Information

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*Description of Proposal* The amendment proposes to create a definition for a new use "homestay rental" and update the existing definition of "short-term rental" to ensure clarity and differentiation in the two terms.

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*Relevant Existing Zoning Definitions* *Short-term rental. The provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes to transient residents in exchange for a charge for the occupancy. This term does not include hotel, bed and breakfast 1, or bed and breakfast 2, as defined within this ordinance.*

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*Regulations Currently in Effect* Chapter 3 – Uses Permitted  
Sec. 3-2. – Table of uses permitted.  
  
*The "Table of uses permitted" indicates that "short-term rental" requires approval of a Use Permit in the R-LL, R-43, R-R, R-33, R-22, R-15, R-13, R-11, R-9, R-8, R-4, MD-1, MD-2, MD-3, MD-4, R-M, C-1, C-2, LFA-5, RT-1, BB-1, BB-2, BB-3, DT-1, DT-2, DT-3, PH-1, PH-2, PH-3, FM-1, FM-2, and FM-3 districts, with additional standards on the use as set forth in Sec. 3-3(29).*

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*Enacted Regulations Effective September 1, 2024* Chapter 3 – Uses Permitted  
Sec. 3-2. – Table of uses permitted.  
  
*The "Table of uses permitted" indicates that "short-term rental" requires approval of a Zoning Administrator Permit or a Use Permit in the R-LL, R-43, R-R, R-33, R-22, R-15, R-13, R-11, R-9, R-8, R-4, MD-1, MD-2, MD-3, MD-4, R-M, C-1, C-2, LFA-5, RT-1, BB-1, BB-2, BB-3, DT-1, DT-2, DT-3, PH-1, PH-2, PH-3, FM-1, FM-2, and FM-3 zoning districts, with additional standards on the use as set forth in Sec. 3-3(29).*

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## Analysis

During the recent process to establish regulations related to short-term rentals, City Council identified a need to address homestay rentals separately from short-term rentals. This amendment, in conjunction with Zoning Ordinance Amendment No. 24-0277, creates a new definition of "homestay rental" and establishes where and how the use may be permitted.

The proposed definition of "homestay rental" requires that a long-term resident of a single-family dwelling unit live at the home and provides only one bedroom for lodging to transient guests. The definition provides clarification that a single-family dwelling unit is intended to include detached single-family homes, as well as duplexes which are on

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separate fee-simple lots, and townhouses where each dwelling unit is on a separate fee-simple lot.

***Staff recommends approval of ZOA 24-0276.***