



Legislation Details (With Text)

File #: 24-0276 **Version:** 1 **Name:** Homestay Rentals ZOA Ch 2
Type: Zoning Ordinance - Text **Status:** Agenda Ready
File created: 5/23/2024 **In control:** Planning Commission
On agenda: 7/18/2024 **Final action:**
Title: Ordinance to Amend and Re-Enact the Zoning Ordinance of the City of Hampton, Virginia by Amending Chapter 2, Section 2-2 Entitled "Definitions" to Add a New Definition for "Homestay Rental" and Amend Related Definitions

Sponsors:

Indexes:

Code sections:

Attachments: 1. Redline, 2. Staff Report, 3. Presentation

Date	Ver.	Action By	Action	Result
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Ordinance to Amend and Re-Enact the Zoning Ordinance of the City of Hampton, Virginia by Amending Chapter 2, Section 2-2 Entitled "Definitions" to Add a New Definition for "Homestay Rental" and Amend Related Definitions

Background Statement:

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

Recommendations:

Staff Recommendation:
Approve with an effective date of September 1, 2024

WHEREAS, the public necessity, convenience, general welfare and good zoning practice so require;

BE IT ORDAINED by the Council of the City of Hampton, Virginia that Chapter 2, Section 2-2 of the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

Chapter 2 - DEFINITIONS

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Sec. 2-2. - Definitions.

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Homestay rental. The provision of a room within a resident-occupied single-family dwelling unit that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes to transient residents in exchange for a charge for occupancy. For purposes of this definition, room may consist of a single bedroom, bathroom, closet(s), and a sitting area for the exclusive use of the transient lodger, but may not include cooking facilities separate from the primary cooking facilities serving the single-family dwelling. For purposes of this definition, single-family dwelling unit shall mean a detached single-family dwelling, a duplex dwelling unit where each duplex dwelling unit is on a separate fee-simple lot, or a townhouse dwelling unit where each townhouse dwelling unit is on a separate fee-simple lot.

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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, or homestay rental, as defined within this ordinance.

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