



Legislation Text

File #: 24-0276, Version: 1

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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