

**ORDINANCE ENACTING, AMENDING AND RE-ENACTING TITLE 10 CHAPTER 3  
 ARTICLE C, SECTION 10-3-13(2)(a)(i), ARTICLE F SECTION 10-3-24, ARTICLE G  
 SECTION 10-3-25(28), ARTICLE H SECTION 10-3-33(10), ARTICLE I SECTION 10-3-  
 39(6), ARTICLE J SECTION 10-3-45(14), ARTICLE J.2. SECTION 10-3-48.3(20),  
 ARTICLE K SECTION 10-3-51(12), ARTICLE K.2 SECTION 10-3-55.3(14), ARTICLE  
 L SECTION 10-3-56.3(q), ARTICLE L.2 SECTION 10-3-57.3(s), ARTICLE L.3  
 SECTION 10-3-58.3(22) ARTICLE L.4 SECTION 10-3-59.3(12), ARTICLE P SECTION  
 10-3-84(14),  
 AND ARTICLE DD SECTION 10-3-205  
 RELATED TO SHORT-TERM RENTAL AND HOMESTAY PROPERTIES  
 OF THE CODE OF ORDINANCES,  
 CITY OF HARRISONBURG, VIRGINIA**

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

**That Section 10-3-13(2)(a)(i) – Penalties; be amended as shown:**

(2) Civil penalties.

- a. A violation of the following provisions of the Zoning Ordinance shall be punishable by a civil penalty of \$100.00 for a first offense, \$200.00 for a second offense, and \$500.00 for each subsequent offense arising from the same set of operative facts:
  - i. Operating a short-term rental or homestay in violation of the Zoning Ordinance.
  - ii. Erecting a sign prior to approval of a sign permit or other violation of article EE.

**Section 10-3-24 – Definitions; be enacted and amended as shown:**

Homestay: In a single-family detached, duplex, or townhouse dwelling unit, the provision of a guest room or accommodation space within the principal 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.

*Short-term rental:* The provision of a dwelling unit, a ~~bedroom~~ guest room or accommodation space within the dwelling unit, or any accessory 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.

**Sec. 10-3-25(28) Off-street vehicle parking regulations; be amended as shown:**

(28) Short-term rentals shall provide one (1) parking space for each guest room or accommodation space, or as may be more or less restrictive as conditioned by a special use permit. Homestays have no off-street parking requirements.

**Section 10-3-33(10) Uses Permitted by Right; be enacted and amended as shown:**

(10) Homestays, as further regulated by Article DD.

**Section 10-3-39(6) Uses Permitted by Right; be enacted and amended as shown:**

(6) Homestays, as further regulated by Article DD.

**Section 10-3-45(14) Uses Permitted by Right; be enacted and amended as shown:**

(14) Homestays, as further regulated by Article DD.

**Section 10-3-48.3(20) Uses Permitted by Right; be enacted and amended as shown:**

(20) Homestays, as further regulated by Article DD.

**Section 10-3-51(12) Uses Permitted by Right; be enacted and amended as shown:**

(12) Homestays, as further regulated by Article DD.

**Section 10-3-55.3 (14) Uses Permitted by Right; be enacted and amended as shown:**

(14) Homestays, as further regulated by Article DD.

**Section 10-3-56.3(q) Uses Permitted by Right; be enacted and amended as shown:**

(q) Homestays, as further regulated by Article DD.

**Section 10-3-57.3(s) Uses Permitted by Right; be enacted and amended as shown:**

(s) Homestays, as further regulated by Article DD.

**Section 10-3-58.3(22) Uses Permitted by Right; be enacted and amended as shown:**

(22) Homestays, as further regulated by Article DD.

**Section 10-3-59.3(12) Uses Permitted by Right; be enacted and amended as shown:**

(12) Homestays, as further regulated by Article DD.

**Section 10-3-84(14) Uses Permitted by Right; be enacted and amended as shown:**

(14) Homestays, as further regulated by Article DD.

**Section 10-3-205 General regulations; be enacted and amended as shown:**

- ~~(1) Lodging contracts shall be limited to a period of fewer than thirty (30) consecutive nights.~~
- ~~(2) Any food service offered shall be limited to guests.~~
- ~~(3) Short term rentals shall have the dates for trash and recycling collection posted prominently.~~
- ~~(4) Short term rentals shall not be marketed and used for weddings, receptions, or events, unless approved, and as may be conditioned during the special use permit process.~~
- ~~(5) Operators shall comply with the Virginia Uniform Statewide Building Code and Virginia Statewide Fire Prevention Code.~~

(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 31<sup>st</sup> and shall be renewed annually by March 1<sup>st</sup>. Registration fees are twenty-five dollars per year (\$25/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.
- (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 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 each Section is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the 8<sup>th</sup> day of Sept, 2020. Adopted and approved this 8 day of Sept, 2020.

Deann F. Reed  
MAYOR

ATTESTE:

Samela Wma  
CITY CLERK