



# Short-Term Lodging

Proposed Zoning Ordinance Amendment

Item Type: **Input Needed on Draft Strawman for  
Commercially Managed STLs**

Development Process Committee

January 30, 2018

Donna Pesto, Deputy Zoning Administrator

Lily Yegazu, Sr. Assistant to the Zoning Administrator

# STL Operations in Multiple Family Rental Building

- Two models of Commercially Managed STL operations in multiple family rental buildings:
  - STLs operated in a **larger percentage** of the total unit count during the **lease-up period** (typically 1 year) for the building
  - STLs operated in a **smaller percentage** of the total unit count on a “**permanent,**” full-time basis

# STL Operations in Multiple Family Rental Buildings

## Staff Proposal:

- Limited to **Transit Station Areas** only
- For new buildings, Board may approve Rezoning or Special Exception to permit maximum of **50% of total units** in a building to be used for STLs for a period **not to exceed 1 year**.
  - Advertised Range – 25% to 50% for a period of 1 year to 3 years
- For “**permanent**” STLs in a building, Board may approve in conjunction w/Rezoning, amendment to a Rezoning or development plan, or as Special Exception to permit **10% of total units** in a building to be used for STLs.
  - Advertised Range – 5% to 10% of total units in each building
- Not applicable to **work force housing** or **affordable housing** units.

# STL Operations in Multiple Family Rental Buildings

- Staff Proposed Standards and Limitations:
  - Advertisements must **address parking availability** and location.
  - Require **life/safety measures** such as interconnected smoke detectors in units and corridors; multi-purpose fire extinguisher; low level exit signage; and diagram depicting at least two evacuation routes from building.
  - Operator to keep a **log of lodgers** with records available to County official; and pay all required taxes.
  - **Commercial/group activities**, events, etc. are **prohibited** in individual STL units.

# Outreach Efforts

- Presented topic to PC Land Use Process Review Committee on January 17, 2018
- Introduced topic to the Tysons Partnership on January 8, 2018
  - Representatives from both the developer and hotel sector present
  - Feedback from Partnership anticipated at next meeting
- Outreach to Affordable Housing advocates on-going

# Tentative Public Hearing Timeline

- Board Authorization - March 20, 2018
- Planning Commission Public Hearing - May 3, 2018
- Board Public Hearing - June 19, 2018



# Questions?

Call: 703-324-1314 or

Email: Lily Yegazu at [lily.yegazu@fairfaxcounty.gov](mailto:lily.yegazu@fairfaxcounty.gov)

## STL Amendment Website

<https://www.fairfaxcounty.gov/dpz/short-term-rentals.htm>