

DRAFT AMENDMENT

This amendment is to the following sections of Chapter 86 Land Development Regulations, to change the term “Short-term tourist rental of dwelling” to “Short-term rental of dwelling,” to add restrictions for Short-term rental of dwelling, and to establish the zoning districts where this use would be allowed by-right or with the issuance of a conditional use permit by the Board of Supervisors.

Amendments to Chapter 86. Land Development Regulations, as follows:

- Amend Section 86-13 Definitions to delete the term “~~tourist~~” from the current defined term “Short-term tourist rental of dwelling.” The definition of the revised term remains as follows:

Short-term ~~tourist~~ rental of a dwelling. The rental of a dwelling for periods of 30 days or less.

- Amend Section 86-109 Matrix table

Sec. 86-109. - Matrix table.

Uses allowable by-right or by conditional use permit or disallowable within the county's specific zoning districts, are identified within this matrix. A list of uses run down the first column and a list of zoning districts run across the top row. The intersection between the first column and the rows shows the particular uses for a particular zoning district.

B = Allowable by-right
 B(R) = Allowable by-right (with restrictions)
 C = Conditional use permit
 X = Not allowable

	A-1	A-1 (GAOD)	A-2	A-2 (GAOD)	R-1	R-1 (GAOD)	R-2	R-2 (GAOD)	C-1	C-1 (GAOD)	C-2	C-2 (GAOD)	IND	IND (GAOD)	1-1	1-1 (GAOD)	1-2	1-2 (GA	RD
Commercial																			
Shooting range, outdoor	C	C	C	C	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X
Short-term rental of a dwelling	B	B	B	B	C	*B(R)	C	*B(R)	C	C	C	C	C	C	C	C	C	C	B(R)
Special Occasion	C	C	C	C	X	X	X	X	X	C	C	B	X	X	X	X	X	X	C

Only those uses immediately before and after the proposed use to be added (short-term rental of dwelling) have been included for reference only. The remainder of the matrix remains unchanged.

**GAOD for Short-term rental of a dwelling means all properties zoned Residential Limited (R-1) and Residential General (R-2) located within the boundaries of a designated Growth Area as shown on the 2040 Comprehensive Plan.*

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Amend Section 86-114 Reserved

- Retitle from “Reserved” to “**Short-term rental of a dwelling**”

For only this section GAOD means all properties zoned Residential Limited (R-1) and Residential General (R-2) located within the boundaries of a designated Growth Area as shown on the 2040 Comprehensive Plan. The following are requirements for use in R-1 GAOD and R-2 GAOD:

- (a) **Owners of dwellings used for short term rental shall provide contact information for the owner and/or any authorized property manager to Louisa County and the dwelling’s subdivision governing body if one exists.**
- (b) **The owner shall provide the current Louisa County Code chapters relative to Noise (51) and Solid Waste (62) as well as the definitions for Special Occasion Facilities and Gatherings as part of Short-Term Rental contracts.**
- (c) **Owner must notify tenants that events, rentals, Special Occasion Facilities and related uses are prohibited, except with valid conditional use permit according to Louisa County Code.**
- (d) **Owner must comply with all Virginia Department of Health regulations.**
- (e) **The dwelling must comply with all applicable state building code and safety regulations.**
- (f) **Owners unable to meet all of the above requirements shall be prohibited from operating a Short-term rental of a dwelling without obtaining a Conditional Use Permit from Louisa County Board of Supervisors.**
- (g) **A violation under this section shall be enforced as provided in section 86-11 and section 86-11.1.**
- (h) **The effective date of this code shall be *January 1, 2024*.**

- Amend Section 86-134 Permitted uses - Generally in the Agricultural (A-1) District to add under Commercial uses:

- **Short-term rental of dwelling**

- Amend Section 86-152 Permitted uses – Generally in the Agricultural (A-2) District to add under Commercial uses:

- **Short-term rental of dwelling**

- Amend Section 86-171 Permitted uses with a conditional use permit in the Residential Limited (R-1) District to add under Commercial uses:

- **Short-term rental of dwelling**

- Amend Section 86-189 Permitted uses with a conditional use permit in the Residential General (R-2) District to add under Commercial uses:

- **Short-term rental of dwelling**

- Amend Section 86-206 Permitted uses with the issuance of a conditional use permit in the Light Commercial (C-1) District to add under Commercial uses:

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- **Short-term rental of dwelling**
- Amend Section 86-224 Permitted uses with the issuance of a conditional use permit in the General Commercial (C-2) District to add under Commercial uses:
 - **Short-term rental of dwelling**
- Amend Section 86-242 Permitted uses with the issuance of a conditional use permit in the Industrial (IND) District to add under Commercial uses:
 - **Short-term rental of dwelling**
- Amend Section 86-261 Permitted uses with the issuance of a conditional use permit in the Industrial Limited (I-1) District to add under Commercial uses:
 - **Short-term rental of dwelling**
- Amend Section 86-279 Permitted uses with the issuance of a conditional use permit in the Industrial General (I-2) District to add under Commercial uses:
 - **Short-term rental of dwelling**
- Amend Section 86-295 Permitted uses – Generally in the Resort Development (RD) District to add under Commercial uses:
 - **Short-term rental of dwelling– Subject to 86-114**
- Amend Section 86-337 Permitted uses – Generally in the Agricultural (A-1) Growth Area Overlay District to add under Commercial uses:
 - **Short-term rental of dwelling**
- Amend Section 86-357 Permitted uses – Generally in the Agricultural (A-2) Growth Area Overlay District to add under Commercial uses:
 - **Short-term rental of dwelling**
- Amend Section 86-376 Permitted uses – Generally in the Residential Limited (R-1) Growth Area Overlay District to add under Commercial uses:
 - ***Short-term rental of dwelling – Subject to 86-114**
- Amend Section 86-392 Permitted uses – Generally in the Residential General (R-2) Growth Area Overlay District to add under Commercial uses:
 - ***Short-term rental of dwelling – Subject to 86-114**
- Amend Section 86-412 Permitted uses with the issuance of a conditional use permit in the Light Commercial (C-1) Growth Area Overlay District to add under Commercial uses:
 - **Short-term rental of dwelling**
- Amend Section 86-431 Permitted uses with the issuance of a conditional use permit in the General Commercial (C-2) Growth Area Overlay District to add under Commercial uses:

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- **Short-term rental of dwelling**
- Amend Section 86-449 Permitted uses with the issuance of a conditional use permit in the Industrial (IND) Growth Area Overlay District to add under Commercial uses:
 - **Short-term rental of dwelling**
- Amend Section 86-467 Permitted uses with the issuance of a conditional use permit in the Industrial Limited (I-1) Growth Area Overlay District to add under Commercial uses:
 - **Short-term rental of dwelling**
- Amend Section 86-484 Permitted uses with the issuance of a conditional use permit in the Industrial General (I-2) Growth Area Overlay District to add under Commercial uses:

State Law Reference: Va. Code §15.2-2285.

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