



**CITY OF ALEXANDRIA**  
**Department of**  
**Planning and Zoning**

# **ZTA #2024-0011**

## **Short-Term**

## **Residential Rentals**

**February 4, 2025 – Planning Commission**





# Agenda



- 1 Background**
- 2 Proposed Text Amendments**
- 3 Non-Text Changes**
- 4 Staff Recommendation**



# Background

- ▶ **What are short-term residential rentals (STRs)?**
- ▶ **City Council request**
- ▶ **By the numbers**
  - **How many STRs exist?**
  - **Complaints?**



# Proposed Definitions

- ▶ ***Short-term residential rental*** - The provision of a room or space that is suitable or intended for occupancy for dwelling, typically for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.
- ▶ ***Operator*** - A party having a legal interest in any dwelling offered as a short-term residential rental.
- ▶ ***Registered local agent*** - A party designated by the operator to perform obligations under city law related to a short-term residential rental.



# Proposed Regulations

## ► Occupancy/Parties– 2 pp/bd + 2 ad. pp 24/7

| Total number of bedrooms | Studio/1 | 2 | 3 | 4+      |
|--------------------------|----------|---|---|---------|
| Maximum Occupancy        | 4        | 6 | 8 | 10 max. |

## ► Parking

| Total number of bedrooms    | 1 | 2 | 3 | 4 | 5 |
|-----------------------------|---|---|---|---|---|
| Spaces required outside ETA | 1 | 2 | 2 | 3 | 4 |
| Spaces required within ETA  | 0 | 1 | 1 | 1 | 1 |

## ► Noise and Trash

## ► Accessory Dwelling Units

## ► Good Neighbor Guide

## ► Complaint Resolution





# Proposed Permit Requirement

## ▶ Application

- Contact info (24/7)
- Proof of legal interest
- Nature of operation
- Parking info
- Safety equipment
- Good Neighbor Guide

## ▶ Neighbor Notice

- Existing requirement for land use public hearings

## ▶ Failure to Obtain Permit

## ▶ Revocation or Denial



# Non-Text Amendment Changes

- ▶ **Alex 311**
- ▶ **APEX Permit**
- ▶ **STR Permit Fee**
- ▶ **Staffing**
- ▶ **Tracking**
- ▶ **24/7 Hotline**



**CITY OF ALEXANDRIA**  
**Department or Office Name**

# **Staff Recommends Initiation and Approval**

