

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 3, 2025

TO: CHAIR NATHAN MACEK
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #7 – ZTA#2024-00011
SHORT-TERM RESIDENTIAL RENTAL EVENTS

This memorandum outlines staff-recommended changes to Zoning Text Amendment #2024-00011 for events held at Short-Term Residential Rentals. The changes have been developed in response to public comment received prior to the February 4 Planning Commission Public Hearing.

The proposed text amendment includes a prohibition on parties and events which exceed the maximum occupancy at all short-term residential rentals, regardless of the zone. Since the release of the proposed text amendment language, short-term residential rental operators in commercial zones have requested staff address a potential conflict so they may continue to offer lodging in compliance with short-term residential rental maximum occupancy regulations but also continue to offer their properties for event rentals which exceed the permitted maximum occupancy.

Given that residential properties in commercial, office, and mixed-use zones may be converted to a variety of commercial uses, and may have greater impacts on neighboring properties, staff propose allowing events exceeding maximum lodging occupancy requirements provided operators comply with regulations pertaining to hours of operation; loading, unloading, and deliveries; storage; trash; and litter removal. Accordingly, staff recommends replacing the exiting proposed language in ZTA#2024-00011 Section 7-1403(B) with the following:

7-1403– Regulations.

(B) Events.

- (1) Residential zones. Activities, including luncheons, banquets, parties, weddings meetings, fundraising, or any other gathering of people exceeding the maximum number of occupants are prohibited at all times.

- (2) Commercial, office, and mixed-use zones. Short-term residential rentals located in commercial, office, or mixed-use zones may host occasional events as an accessory use and must comply with the following:
- (a) Hours of events shall be limited to 9:00 a.m. and 10:00 p.m. Sunday through Thursday, and 9:00 a.m. and 11:00 p.m. Friday and Saturday.
 - (b) Loading, unloading, and deliveries for events shall be prohibited between 11:00 p.m. and 7:00 a.m.
 - (c) Food, beverages, and other materials associated with events shall not be stored outside.
 - (d) Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. Trash and debris shall not be allowed to accumulate outside of those containers.
 - (e) Litter on the site and on public rights-of-way within 75 feet shall be monitored and picked up at the end of events and more often, if necessary.