

**Round Hill Zoning Ordinance**  
**Article 25 – Use Standards**

**25.3.2 Accessory Homestay**

- a. Permit: All Accessory Homestays must have a permit from the Zoning Administrator that is renewed on an annual basis and may require an inspection by the Zoning Administrator to verify conformance with the Zoning Ordinance and applicable building and maintenance codes. A Town business license shall also be required.
- b. Residential Character: The Accessory Homestay shall have no more effect on adjacent properties than normal residential use and the Accessory Homestay will be subordinate to the principal use of the premises for dwelling purposes. All parking shall be off-street.
- c. Meetings & Gatherings: Including but not limited to, luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation are prohibited.
- d. Guest Limit: The maximum number of overnight lodgers on any night of an Accessory Homestay shall be determined based on the greater of six (6) lodgers, or two (2) lodgers per number of bedrooms in the dwelling, provided, however, under no circumstances shall the number of lodgers exceed that allowed by the Loudoun County Building Code. Only one party of lodgers is permitted at a time on the property.
- e. Primary Residence Requirement: The dwelling unit shall be used by the owner of the dwelling unit as his/her primary residence, which means that he or she resides there for at least 185 days during each year. Proof of permanent residence by the owner is required. The accessory homestay is an accessory use to the dwelling unit.
- f. Length of Stay: The maximum length of stay of any one (1) guest of an Accessory Homestay shall be less than one (1) 30-day period.
- g. Safety: An accessory homestay shall have working fire extinguishers, smoke detectors and, if applicable, carbon monoxide detectors, and all such equipment shall be accessible to all overnight lodgers of the homestay at all times.
- h. Nuisance Policy: The owner/operator shall manage guests accordingly of the Accessory Homestay to prevent excessive noise, traffic, nuisance, safety hazards and other potential adverse impacts to adjacent property owners.
- i. Taxes & Licenses: The owner/operator shall obtain and be up to date on all required taxes and licenses. This includes transient occupancy tax, meals tax and business license. The business shall be in compliance with Town Code, County Code and State Code.