Homestays

Asheville City Council

December 14, 2021

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What is being considered?

A zoning text amendment to the Unified Development Ordinance updating the regulations for Homestays including:

1) Prohibiting the use of detached accessory structures for homestays,
2) Requiring owners to be co-applicants, and
3) Allowing full kitchens in homestays

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Background

- Homestay standards have been in place since 2006 (originally *Bed & Breakfast Homestay*).
- The City relaxed requirements and expanded options in 2015 as interest in and availability of online platforms grew.
- Standards were further refined in 2018 as part of a broader ordinance related to lodging - added definition of “kitchen”.
- On-going conversation has highlighted interest in revising the definition of kitchen, along with other changes to address enforcement and housing concerns.

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Difference between a dwelling unit & a homestay

Dwelling unit means a series of rooms designed for independent, long-term living and which includes a separate ***bathroom***, ***bedroom***, and ***kitchen***.

Homestay is a use that occurs within a dwelling unit and which can include up to two guest rooms that are used to provide overnight short-term lodging accommodations for compensation. A homestay is secondary to the main residential use of the home and the dwelling must be occupied by a full-time, long-term resident.

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Amendment #1 - Accessory Structures

Prohibit the use of detached accessory structures as a homestay.

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Amendment #2 - Owner as Co-applicant

Require property owners not living on the property to be a co-applicant on all homestay applications.

Limit all applicants to only one homestay permit.

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Amendment #3 - Update the Definition of Kitchen

Simplify the existing definition and clarify that kitchens will be permitted in homestays.

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PED Recommendation

The Planning & Economic Development Committee unanimously supported Amendments **#1** (prohibiting the use of detached accessory structures) & **#2** (requiring property owners to be co-applicants), but were not in agreement with regards to **#3** (kitchens).

PZC Recommendation

The Planning & Zoning Commission unanimously supported all three amendments.

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Staff Recommendation

Consistent with the PED & the Planning & Zoning Commission's recommendation, staff supports the proposed changes prohibiting the use of accessory structures as homestays (#1), and requiring property owners to be a co-applicant (#2); and

Consistent with the Planning & Zoning Commission's recommendation, staff also supports the proposed change to allow kitchens in homestays (#3).

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