

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to provide for the establishment of Short-Term Rentals, pursuant to Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

SECTION 1. Section 22.14.180 is hereby amended to read as follows:

...

22.14.180 – R.

Road. An open way used for the passage of vehicles, and includes alleys, streets, and highways.

Room rental. The use of a room or rooms for the purpose of providing tenancy for compensation for periods of more than 30 consecutive calendar days.

Rural Outdoor Lighting District. The following terms are defined solely for Chapter 22.80 (Rural Outdoor Lighting District):

...

SECTION 2. Section 22.14.190 is hereby amended to read as follows:

22.14.190 – S.

Senior citizen residence. See "Accessory dwelling unit."

Short-Term Rental. As defined in Title 7 (Business Licenses) of the County Code, the use of a primary residence, or portion thereof, for the purposes of providing temporary lodging for compensation for occupancy of 30 consecutive calendar days or less, counting portions of days as full days.

Signs.

...

SECTION 3. Section 22.16.030 is hereby amended to read as follows:

22.16.030 – Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.16.030-C, below, identifies the permit or

review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Room rentals ⁶	P	P	-	-	-	
Shared water wells	MCUP	MCUP	-	-	-	Section 22.140.570
<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	Section 22.140.7790
Signs	As specified in Chapter 22.114 (Signs)					
...						
Notes:						
...						
6. Rooms in a single-family residence may be rented to four or fewer with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.						

...

SECTION 4. Section 22.18.030 is hereby amended to read as follows:

22.18.030 – Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-

5.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.18.030-C, below, identifies the permit or

review required to establish each accessory use.

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Room rentals ²	P	P	P	P	P	P	
Shared water wells	MCUP	MCUP	MCUP	-	-	-	Section 22.140.570
<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Section 22.140.7790
Signs	As specified in Chapter 22.114 (Signs)						

...
Notes:
...
2. Rooms in a single-family residence may be rented to four or fewer with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.

...

SECTION 4. Section 22.20.030 is hereby amended to read as follows:

22.20.030 – Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or

review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Room rentals ⁶	P	P	P	P	P	P	P	
<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Section 22.140.7790
Signs	As specified in Chapter 22.114 (Signs)							
...								
Notes:								
...								
6. Rooms in a single-family residence may be rented to four or fewer with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.								

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SECTION 5. Section 22.24.030 is hereby amended to read as follows:

22.24.030 – Land Use Regulations for Rural Zones.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or

review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
	C-RU	M-RU	Additional Regulations
...			
Room rentals ⁴	P	P	
<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>Section 22.140.7790</u>
Signs	As specified in Chapter 22.114 (Signs)		
...			
Notes:			
...			
4. Rooms in a single-family residence may be rented to four or fewer with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.			

...
SECTION 6. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

...
 B. Land Use Regulations.

...
 3. Use Regulations.

...
 b. Accessory Uses. Table 22.26.030-D, below, identifies the

permit or review required to establish each accessory use.

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Rental, leasing, and repair of articles sold on the premises, accessory to retail sales	P	
<u>Short-Term Rental</u>	<u>P</u>	<u>Section 22.140.7790</u>
Signs	As specified in Chapter 22.114 (Signs)	
...		

...
SECTION 7. Section 22.140.640 is hereby amended to read as follows:

22.140.640 – Accessory Dwelling Units and Junior Accessory Dwelling

Units.

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F. Use Restrictions. An accessory dwelling unit or junior accessory dwelling unit shall be subject to all of the following use restrictions:

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2. Duration of Tenancy. An accessory dwelling unit or a junior accessory dwelling unit may only be used as a rental unit for a period of ~~at least~~ more than 30 consecutive days, in accordance with Section 22.140.770 (Short-Term Rentals).

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SECTION 8. Section 22.140.770 is hereby added as follows:

22.140.770 – Short-Term Rentals.

A. Purpose. This Section establishes standards for Short-Term Rentals in this Title 22 in accordance with Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

B. Applicability. This Section applies to Short-Term Rentals in all zones where permitted, except that in a Coastal zone, Short-Term Rentals shall be subject to the regulations set forth in an applicable Local Coastal Program.

C. Guest Occupancy. Guest occupancy is limited to two persons per bedroom, plus 2, with a maximum occupancy of 12 guests per booking or reservation.

D. Business License. All Hosts shall register in accordance with Title 7 of the County Code.

E. Prohibited Uses. The following shall not be used for Short-Term Rentals:

1. Habitable accessory structures, including but not limited to, accessory dwelling units and junior accessory dwelling units, guesthouses, pool houses, and recreation rooms.

2. Non-habitable structures, including but not limited to garages, storage sheds, and vehicles.

3. Temporary structures used as a place of abode, including but not limited to houseboats, tents, and treehouses.

E. Enforcement. In addition to the enforcement procedures of Chapter 22.242 for violations of the uses and standards for Short-Term Rentals as set forth in this Title 22, Short-Term Rentals shall be subject to the enforcement procedures in Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

SECTION 9. Section 22.306.020 is hereby amended as follows:

22.306.020 – Definitions.

The following terms are defined solely for this CSD:

Bed and breakfast establishment. Bed and breakfast establishment means a residence containing guest rooms used for ~~short term rental accommodations~~ temporary overnight visitor accommodations with a maximum rental period of 30 consecutive days per stay, which provides breakfast for guests of the facility;

...

SECTION 10. Section 22.336.020 is hereby amended as follows:

22.336.020 – Definitions.

The following terms are defined solely for this CSD:

...

Bed and Breakfast Establishment. A single-family residence containing guest rooms used for ~~short term rental accommodations~~ temporary overnight visitor accommodations with a maximum rental period of 30 consecutive days per stay, which provides meals for guests of the facility.

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