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: ACCESSOI AND RECREATION, AND WATE		NS FOR	AGRICU	LTURAL,	OPEN SI	PACE, RESORT
	A-1	A-2	O-S	R-R	W	Additional Regulations
Room rental <del>s</del> <sup>6</sup>	Р	Р	-	-	-	
Shared water wells	MCUP	MCUP	-	-	-	Section 22.140.570
Short-Term Rental	<u>P</u>	<u>P</u>	Ξ	Ξ	=	Section 22.140.7700
Signs	As spec	ified in Ch	apter 22.	.114 (Sign	s)	
	<u> </u>					
Notes:						
6. Rooms in a single-family residence is also used as an adu capacity of more than six persons rented to more than four resident	It residential facility o s. Rooms in a single-	r a group l	nome for	children a	and either	use has a

. . .

**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 <sup>2</sup>	Р	Р	Р	Р	Р	Р			
Shared water wells	MCUP	MCUP	MCUP	-	-	-	Section 22.140.570		
Short-Term Rental	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	Section		
							<u>22.140.7<mark>790</mark></u>		
Signs									

lotes:									
. Rooms in a singl lso used as an adu ersons. Rooms in a	ılt residential f	acility or	a group h	nome for o	children a	nd either	use has a	a capacit	ty of more than
	a single-ramily	resident	e useu a	is transitio	mai nous	ing may i	<u>be rented</u>	to more	than four reside
SECTION	<b>I 4.</b> Section	n 22.2	0.030 i	s herek	oy ame	nded to	read a	as follo	ws:
22 20 03	N — Land L	lea Da	aulatio	one for	Zonos	<b>С</b> Ц ,	C 1 C	2 ( 2	, C-M, C-MJ
22.20.030	J – Land C	ose ne	guiatio	וטו פווע	201163	o C-11, v	G-1, G-	z, c- <sub>5</sub>	, C-IVI, C-IVIC
d C-R.									
C. Us	se Regulat	ions							
0. 00	o regular	10110.							
2.	A 0000	oom / I I	looo T	abla 22	20 02	0 C b	ماميد نط	optific	o the normi
۷.	Acces	SOLY O	1565. T	abie ZZ	20.03	J-C, De	HOW, IU	enune	s the permi
view required	to establis	sh each	n acces	ssory u	se.				
·		RY USE F	REGULAT	TIONS FO	OR COMM			C-R	Additional
·						MERCIAL	ZONES C-MJ	C-R	Additional Regulations
ABLE 22.20.030-C		C-H	C-1	C-2	DR COMN	C-M	C-MJ		Additional Regulations
ABLE 22.20.030-C		C-H	C-1	C-2	C-3	C-M	C-MJ	Р	Regulations
ABLE 22.20.030-C		C-H P	C-1 P P	C-2 P P	C-3 P P	C-M   P   P   P	C-MJ		Regulations
ABLE 22.20.030-C		C-H P	C-1 P P	C-2 P P	C-3	C-M   P   P   P	C-MJ	Р	Regulations
ABLE 22.20.030-C		C-H P	C-1 P P	C-2 P P	C-3 P P	C-M   P   P   P	C-MJ	Р	Regulations
ABLE 22.20.030-C		C-H P	C-1 P P	C-2 P P	C-3 P P	C-M   P   P   P	C-MJ	Р	Regulations
ABLE 22.20.030-C		C-H P	C-1 P P	C-2 P P	C-3 P P	C-M   P   P   P	C-MJ	Р	Regulations
ABLE 22.20.030-C	e-family resided as an adults sons. Rooms	P P As spe	C-1  P P ecified in	P P Chapter 2	P P 22.114 (Si	C-M P P gns)	C-MJ P P thout tablen and eit	P P P P P P P P P P P P P P P P P P P	Section 22.140.7700 unless the has a capacity
ABLE 22.20.030-C	e-family resided as an adults sons. Rooms	P P As spe	C-1  P P ecified in	P P Chapter 2	P P 22.114 (Si	C-M P P gns)	C-MJ P P thout tablen and eit	P P P P P P P P P P P P P P P P P P P	Section 22.140.7700 unless the has a capacity
ABLE 22.20.030-C	e-family resided as an adults sons. Rooms	P P As special and a single	P Pecified in a period of the	P P Chapter 2	P P 22.114 (Si	C-M P P gns)	C-MJ P P thout table and eit all housin	e board, her use lig may be	Section 22.140.7700  unless the has a capacity e rented to
ABLE 22.20.030-C	e-family residence as an adultisons. Rooms lents.	P P As special resident in a single on 22.2	P Pecified in the standard facility le-family in th	P P Chapter 2  ed to four or a grou	P P 22.114 (Si	C-M  P  P  gns)  with or with or childrent transition	C-MJ  P  P  thout table and either and either and either and either and either and housing the control of the c	e board, her use lig may be	Section 22.140.7700  unless the has a capacity e rented to
ABLE 22.20.030-C	e-family reside ed as an adult sons. Rooms lents.	P P As special resident in a single on 22.2	P Pecified in the standard facility le-family in th	P P Chapter 2  ed to four or a grou	P P 22.114 (Si	C-M  P  P  gns)  with or with or childrent transition	C-MJ  P  P  thout table and either and either and either and either and either and housing the control of the c	e board, her use lig may be	Section 22.140.7790  unless the has a capacity e rented to
SECTION	e-family residence as an adultisons. Rooms lents.	P P As special resident in a single on 22.2	P Pecified in the standard facility le-family in th	P P Chapter 2  ed to four or a grou	P P 22.114 (Si	C-M  P  P  gns)  with or with or childrent transition	C-MJ  P  P  thout table and either and either and either and either and either and housing the control of the c	e board, her use lig may be	Section 22.140.7700  unless the has a capacity e rented to

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

review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSOR	Y USE R	EGULATI	ONS FOR RURAL ZONES
	C-RU	M-RU	Additional Regulations
Room rental <del>s</del> <sup>4</sup>	Р	Р	
Short-Term Rental	<u>P</u>	<u>P</u>	Section 22.140.7 <mark>700</mark>
Signs	As specin Chap 22.114	ter	
Notes:			
residence is also used as an adult	residenti	al facility	d to four or fewer with or without table board, unless the or a group home for children and either use has a capacity esidence 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 REGULATION	ONS FOR ZONE MXD	
		Additional Regulations
Rental, leasing, and repair of articles sold on the	Р	
premises, accessory to retail sales		
Short-Term Rental	<u>P</u>	Section 22.140.7790
Signs	As specified in Chapter 22.114 (Signs)	

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

22.140.640 - Accessory Dwelling Units and Junior Accessory Dwelling

Units.

...

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

...

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 22.140.7700 (Short-Term Rentals).

...

## **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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