

Currently, Montgomery County has two options in the Zoning Ordinance that allow small scale, short-term rentals/lodging (like those typically reserved through a website like Airbnb or VRBO). Both options are listed below.

- If you live in the house you plan to offer for short-term rental, you can select the option that works best for your circumstances.
- If you do not live in the house you are offering for short-term rental, your only choice is Option 2.

Option 1: Bed and Breakfast Homestay:

These are defined as an owner-occupied single-family dwelling, or portion thereof, where short-term lodging is provided, with or without meals, for compensation, to transient guests only. Meals may be provided to guests only. Up to five (5) guest rooms may be provided. Outdoor events such as weddings, receptions, and similar activities may be conducted for compensation subject to the provisions for temporary uses set forth Section 10-41 (3) of Montgomery County Code.

Bed and Breakfast Homestay is allowed in A1, C1, RR, R1 and R2 Zoning Districts by administrative staff-level approval and a zoning permit is issued. This review includes coordination with the Building Official.

To obtain approval for a Bed and Breakfast Homestay, please complete the [Request for Zoning Review](#) and return it to the Planning Department one of the following ways: by **email** to mcplan@montgomerycountyva.gov or via **mail or hand delivery** to Planning & GIS Services, 755 Roanoke Street, Suite 2A, Christiansburg VA 24073.

Option 2: Bed and Breakfast Inn:

This is defined as a single-family dwelling, or portion thereof, where short-term lodging is provided for compensation to transient guests only. The operator may or may not live on the premises. Meals may be provided to guests only. Up to fifteen (15) guest rooms may be provided. The establishment is required to be located on a public road, and have safe access from the public road. Outdoor events such as weddings, receptions, and similar activities may be conducted for compensation subject to the provisions for temporary uses set forth Section 10-41 (3) of Montgomery County Code.

Bed and Breakfast Inn is allowed in A1, C1, RR, R1 and R2 with approval of a Special Use Permit (SUP). This process takes approximately three months and involves two public hearings- one before the Planning Commission and one before the Board of Supervisors. All adjacent property owners will be notified and the hearings are advertised. SUP approval is not guaranteed and can only be granted by the Board of Supervisors.

To begin the Special Use Permit process for a Bed and Breakfast Inn, please contact Planning Department staff to discuss your proposed project by calling 540-394-2148 or via **email** to mcplan@montgomerycountyva.gov. You can review the [Special Use Permit Application](#) for more information on submittal requirements.