

Short Term Rental Summary – April 25, 2016

The currently recommended LDC ordinance addresses short term rentals in the following ways:

- **Clarifies definitions:**
 - New definitions: *Short Term Rental* and *Short Term Rental Host*
 - Existing definitions revised to reflect establishment of short term rentals: *Bed and Breakfast Inn*; *Boarding and Lodging House*; *Dwelling*; *Dwelling Unit*; *Extended Stay Lodging*; *Hotel*; and *Motel*

- **Identifies appropriate locations and level of approval:**
 - “Exemption” (approved with a temporary use permit or other administrative process TBD)
 - Any rental of 10 consecutive days or less during the time period on/around the Kentucky Derby or on/around a PGA event
 - Permitted with Special Standards (approved/denied administratively by the planning director after the host submits a notice of intent to commence a short term rental)
 - Any rental in a residential zoning district where the dwelling is the primary residence of the host (R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, R-8A)
 - Any rental in a commercial or office district and any rental in most special districts (C-N, C-R, C-1, C-2, C-3, C-M, W-1, W-2, PVD, PTD, PRD)
 - Conditional Use Permit Requirement (approved/denied at a public hearing by the BOZA):
 - Any rental in a residential zoning district where the dwelling is not the primary residence of the host (R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, R-8A)
 - Any rental in the TNZD (Old Louisville and Limerick)

- **Provides required standards for short term rentals:**
 - The maximum stay for a guest shall be 29 consecutive days.
 - The dwelling unit shall be limited to a single short term rental contract at a time.
 - At no time shall more persons reside in the short term rental than two times the number of bedrooms plus four individuals.
 - The dwelling unit shall be a single-family residence or duplex.
 - Food and alcoholic beverages shall not be served or otherwise provided by the host to any guest.
 - Outdoor signage which identifies the short term rental is prohibited.
 - The dwelling unit shall have an appropriate amount of parking available for guests.
 - The short term rental and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances.

In addition, the other ordinance already approved by Metro Council requires an online registration of all rentals with Develop Louisville/Revenue Commission. It includes some additional standards (some of which are redundant with the standards in the recommended LDC text amendment).

For some more background, please find a copy of the staff report attached. The planning commission recommended approval of the text amendment as presented in the staff report with the following changes:

- Relocate 'Short Term Rental' from under the 'Lodging Use' Land Use Category to the "Residential Use' Land Use Category in the PVD District Land Use Table (Sec. 2.7.1, page 4 of the report)
- Relocate 'Short Term Rental' from under the 'Lodging Use' Land Use Category to the "Residential Use' Land Use Category in the PTD District Land Use Table (Sec. 2.7.2, page 5 of the report)
- Relocate 'Short Term Rental' from under the 'Other Uses' Land Use Category to the "Residential Uses' Land Use Category in the TNZD District Land Use Table (Sec. 2.7.4, page 5-6 of the report)
- *Via Staff Recommendation at the hearing;* amend the description for the new Conditional Use Permit section to state: Short Term Rental of a dwelling unit that is not the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7 or R-8A district and the Short Term Rental of any dwelling unit in the TNZD district (Sec. 4.2.63, page 6 of the report)
- *Via Staff Recommendation at the hearing;* amend the opening sentence in the Conditional Use Permit Section to state: A short term rental of a dwelling unit that is not the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7 or R-8A district and the Short Term Rental of any dwelling unit in the TNZD district may be allowed upon the granting of a Conditional Use Permit. (Sec. 4.2.63, page 6 of the report)
- *Via Staff Recommendation at the hearing;* amend the second opening sentence of the new Permitted with Special Standards section to state: In a C-N, C-R, C-1, C-2, C-3, C-M, EZ-1, W-1, W-2, PVD, PTD, or PRD ~~or TNZD~~ district, any short term rental is permitted by the Planning Director with special standards set forth in this section. (Sec. 4.3.20, page 6 of the report)
- Amend Criteria G of the new Conditional Use section to State: The dwelling unit shall have an appropriate amount of ~~off-street~~ parking available for guests. (Sec. 4.2.63, page 6 of the report)
- Amend Criteria G of the new Permitted with Special Standards section to State: The dwelling unit shall have an appropriate amount of ~~off-street~~ parking available for guests. (Sec. 4.3.20, page 7 of the report)
- Add an exception to any permit requirement during the time period on and around the Kentucky Derby or a PGA event.

Summary of Short Term Rental Concerns

Concern or Comment	Number of Concerns
Those Wanting More Regulation Than Proposed	
Weakening of residential regulations (noise, traffic, nuisances, etc.)	14
Lowering of property values	4
More public input is needed	3
Harms historic preservation	1
Renters should obtain permission from landlord before having a short term rental	1
More publicity about proposed changes needed	1
If regulations are approved, neighbors need to be notified if someone wants to be a Host	1
Difficult to enforce	1
Those Wanting Less Regulation Than Proposed	
Short term rentals should be allowed with no, or very few, regulations	5
Multifamily (triplexes) should be allowed to host short term rentals	2
Should get parking credit for on-street spaces	1
Should not be limited to one contract at a time	1
Should allow serving of food and alcoholic beverages	1

Note: If a person sent in a comment and had multiple concerns, then each concern was counted above.