

RESOLUTION NO. _____, SERIES 2022

A RESOLUTION REQUESTING THE PLANNING COMMISSION REVIEW THE LOUISVILLE METRO LAND DEVELOPMENT CODE (“LDC”) AND SECTION 115 OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT CODE OF ORDINANCES (“LMCO”) RELATING TO SHORT TERM RENTALS. (AS AMENDED)

SPONSORED BY: COUNCIL MEMBER WINKLER

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) passed Ordinance No. 056, Series 2019 amending sections of the LDC and LMCO relating to Short Term Rentals; and

WHEREAS, in the years since that Ordinance was passed, the Council has watched those amendments play out with many Short Term Rentals having been registered, many Conditional Use Permits (“CUPs”) for Short Term Rental having been applied for and obtained, and some CUP applications having been denied; and

WHEREAS, based on those observations and other changes in Planning and Zoning law in the interim, the Council now believes some additional tweaks would improve the Short Term Rental situation throughout Metro; and

WHEREAS, such changes will require study, a public hearing, and recommendation by the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: The Planning Commission is hereby directed by R-125-21 to undertake a review of the current Louisville Metro Land Development Code and Louisville/Jefferson County Metro Code of Ordinances relating to Short Term Rentals. The review should include, at minimum, the following topics:

1. Allowing situations where an owner in a primary structure or unit on a given lot may use their other unit (including the other unit in a duplex)/carriage house/ADU as a Short Term Rental ~~by right or by permission with special standards, including parking considerations, rather than requiring a Conditional Use Permit~~ without triggering the “600 foot rule”.

2. Possible incentives for new Short Term Rental units to be registered and/or penalties for those that do not register, including those who only attempt to come into compliance once cited.

3. The introduction of automatic revocation hearings triggered by a certain number/types of violations.

4. The efficiency and effectiveness of current policies.

5. The Planning Commission shall not consider making the CUP requirement in the TNZD less restrictive than is currently in the ordinance.

SECTION II: This Resolution shall take effect upon its passage and approval or otherwise becoming law.

Sonya Harward
Metro Council Clerk

David James
President of the Council

Greg Fischer
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____

R-126-22 Amend LDC and LMCO Regarding STRs (Tier 3 Amendments).docx (TF 11-10-22)