

Louisville Metro Requirements for Transient Uses

Note: This Table Only Provides Provisions From The Louisville Metro Land Development Code

| Zoning Permitted | Max Number of Bedrooms for Guest/Occupant Rentals | Max Number of Guests/Occupants | Principal Unit Shared by Resident Allowed | Food Provided By Owner/Host Allowed | Alcohol Provided by Owner/Host Allowed | Max Length of Guest Stay | Neighbor Notification of Application | Public Hearing Required | Minimum Parking Requirement * |
|--|---|---|---|-------------------------------------|--|--------------------------|--------------------------------------|---|---|
| Dwelling, Single-Family | 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, OR, OR-1, OR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, EZ-1, PEC, PVD, PRD, TNZD | n/a | | | | | | | 1 space / dwelling in Traditional Form District & 2 spaces / dwelling in Suburban Form District |
| Dwelling, Two-Family | 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, OR-1, OR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, EZ-1, PEC, PVD, PRD, TNZD | n/a | | | | | | | 1 space / dwelling |
| Dwelling, Multi-Family | R-5A, R-6, R-7, R-8A, OR, OR-1, OR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, EZ-1, PEC, W-1, W-2, PVD, PTD, TNZD | n/a | | | | | | | 1.5 spaces / dwelling |
| Apartment hotel | OR-3, OTF, C-3 | No | No | n/a | Yes | Yes | No | No | 1 space / sleeping room or individual suite + 1 space / 250 s.f. of gross floor area within any restaurant/ bar/ entertainment facility |
| Bed and breakfast inn | R-R, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, R-8A, OR, OR-1, OR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, M-1, EZ-1, PRO, PEC, W-1, W-2, W-3, PVD, PTD, PRD, TNZD | 9 guest rooms | Maximum of 2 adults shall be allowed per guest room + innkeeper and his/her family | Yes | Yes | Yes | 14 consecutive days | Permitted by Right (R-7, R-8A, OR, OR-1, OR-2, OR-3, OTF, CN, C-1, C-2, C-3, C-M, EZ-1, PEC, PVD): No Permitted in Limited Situations (PVD): Yes (1st & 2nd Tier) Permitted w/ CUP (R-R, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, M-1, PRO, W-1, W-2, W-3, PTD, PRD, TNZD): Yes (1st & 2nd Tier) Yes (PC) | 0.75 spaces / bedroom |
| Boarding and lodging house | R-R, R-E, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8A, OR-1, OR-2, OR-3, OTF, C-1, C-2, C-3, C-M, EZ-1, PEC, PTD | R-E, R-R, R-1, R-2, R-3, R-4 & R-5: Max of 3 boarder rooms; Other districts: max of 8 boarder rooms | R-E, R-R, R-1, R-2, R-3, R-4 & R-5: Max of 3 boarders + keeper and his/her family; Other districts: Max of 8 boarders | Yes | Yes | No | No | Permitted by Right (OR-1, OR-2, OR-3, No) Permitted in Limited Situations (PTD): Yes (1st & 2nd Tier) Permitted w/ CUP (R-R, R-E, R-1, R-2, R-3, R-4, R-5, R-6, R-7): Yes (1st & 2nd Tier) Yes (BOZA or PC) | 1 space for manager + 0.5 space per boarder |
| Hotel, Motel | OTF, C-1, C-2, C-3, C-M, EZ-1, PEC, W-1, W-2, PVD, PTD | No | No | n/a | Yes | Yes | No | No | 1 space / sleeping room or individual suite + 1 space / 250 s.f. of gross floor area within any restaurant/ bar/ entertainment facility |
| Extended Stay Lodging | OTF, C-1, C-2, C-3, C-M, EZ-1, PEC, PTD | No | No | n/a | Yes | Yes | No | No | 1 space / sleeping room or individual suite + 1 space / 250 s.f. of gross floor area within any restaurant/ bar/ entertainment facility |
| Rehabilitation home | All districts | No | No | Yes | Yes | No | No | Permitted w/ CUP (R-R, R-E, R-1, R-2, R-3, R-4, R-5, R-6, R-7): Yes (1st & 2nd Tier) Yes (BOZA or PC) | 1 space / each staff person + 2 spaces / each five residents or clients |
| Tourist home | OTF, C-2, C-3, C-M, EZ-1 | No | No | No | No | No | No | No | 1 space / dwelling in Traditional Form District & 2 spaces / dwelling in Suburban Form District |
| Transitional Housing | All districts | # of beds based on the density of the applicable zoning district | # of beds based on the density of the applicable zoning district | Yes | Yes | No | No | Permitted with Special Standards (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-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100): No Permitted w/ CUP (Any district): Yes (1st & 2nd Tier) Yes (BOZA or PC) | Determined by Planning Director (for Permit) / BOZA (for CUP) |
| Short-term rental (Residence of Host) - PROPOSED | 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, OR, OR-1, OR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, W-1, W-2, PVD, PTD, PRD, TNZD | No | 2 x the number of bedrooms + 4 | Yes | No | No | 29 consecutive days | No (excluding TNZD to which there would be CUP notification) No (excluding TNZD to which there would be a hearing) | Appropriate Amount TBD by PDS |
| Short-term rental (Not Residence of Host) - PROPOSED | 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, OR, OR-1, OR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, W-1, W-2, PVD, PTD, PRD, TNZD | No | 2 x the number of bedrooms + 4 | Yes | No | No | 29 consecutive days | Permitted with Special Standards (OR, OR-1, OR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, W-1, W-2, PVD, PTD, PRD): Permitted w/ CUP (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, TNZD): Yes (1st & 2nd Tier) Yes (BOZA or PC) | Appropriate Amount TBD BOZA |

* Note: There are several reductions available to the parking standards, some of which are dependent on a property's form district