

## Short Term Rentals Summary of Recommendations by the Planning Commission

The recommended LDC text amendment 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 previously approved ordinance 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).