

Short Term Rental/Transient Use Zoning District Table:

	Residential																		Commercial						Industrial			Special Purpose						PVD			PTD		PRD	TNZD								
	Single-Family								Multi-Family					Office/Residential					C-N		C-R		C-I		C-2		C-3		C-M		M-1	M-2	M-3	EZ-1	PRO	PEC	W-1	W-2	W-3	Village Edge	Village General	Village Center	Center	Transition	PRD	General	Transition	Center
	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	M-1	M-2	M-3	EZ-1	PRO	PEC	W-1	W-2	W-3	Village Edge	Village General	Village Center	Center	Transition	PRD	General	Transition	Center						
<i>Where and how different types of dwellings are permitted:</i>																																																
Dwelling – Single-Family, Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	S	-	P	-	-	-	P	P	P	-	-	P	P	P	-						
Dwelling – Single-Family, Semi-Detached	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	P	-						
Dwelling – Single-Family, Attached	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	P	-						
Dwelling – Two-Family	C	C	C	C	C	C	C	C	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	P	-	-	-	-	P	P	-	P	-	P	P	P	-					
Dwelling – Multi-Family	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	S	-	P	P	P	-	-	P	P	P	P	-	M	P	P	-					
<i>Where and how different types of transient uses are permitted:</i>																																																
Apartment hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Bed and breakfast inn	C	-	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	C	-	-	P	C	P	C	C	C	L	L	P	C	C	C	C	C	C	-					
Boarding and lodging house	C	C	C	C	C	C	C	-	-	-	C	C	C	-	P	P	P	P	-	-	P	P	P	P	-	-	-	P	-	P	-	-	-	-	-	-	-	L	-	-	-	-	-	-				
Extended stay lodging	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	P	-	P	-	-	-	-	-	-	P	P	-	-	-	-	-	-				
Hotel, Motel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	P	-	P	P	P	-	-	-	-	P	P	-	-	-	-	-	-				
Rehabilitation home	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				
Tourist home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Transitional housing (pursuant to standards in LDC 4.2.55)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				
Transitional housing (pursuant to standards in LDC 4.3.14)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	S	S	S	-	-				
<i>Where and how short term rentals are permitted by Planning Commission's recommended ordinance:</i>																																																
Short Term Rental – Host's Principal Residence	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	S	S	-	S	S	S	S	S	S	S	S	S	S	C	C	C		
Short Term Rental – Not the Host's Principal Residence	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	S	S	-	S	S	S	S	S	S	S	S	S	S	C	C	C		

Legend:

- | | |
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| P: Permitted by right | M: Permitted where mapped (TNZD only) |
| S: Permitted subject to special standards in LDC Chapter 4 | L: Limited; must be approved by the Planning Commission at the time of approval of the Detailed Development Plan (PTD) or Master Plan (PVD) |
| C: Permitted with Conditional Use Permit per LDC Chapter 4 | (P): Will become permitted by right if Metro Council adopts a separate, proposed ordinance concerning the TNZD |
| -: Not permitted | |

Land Development Code Chapter 1, Part 2 Definitions:

Dwelling – A building or portion thereof designed and used exclusively for residential occupancy. This term does not include hotels or motels.

Dwelling, Single Family (or One Family) – A dwelling designed for and occupied exclusively by one family. This term includes Conventional, Average-Lot, Clustered and Zero-Lot-Line one family dwellings.

Dwelling, Two Family (or Duplex) - Any group of two dwelling units occupying a single lot or building site, whether composed of one or more than one principal building. This term includes Conventional, Average-Lot, Clustered and Zero-Lot-Line two family dwellings.

Dwelling, Detached – [not defined]

Dwelling, Semi-Detached – Two dwellings with a single party wall common to both.

Dwelling, Attached – A dwelling which has at least its own front yard and is attached to abutting dwellings by approved masonry party or partition walls, thus creating distinct and non-communicating one and two-family dwellings. This term includes such terms as townhouse, row house, maisonette, etc. Within single-family zoning districts each unit shall be on its own lot.

Dwelling, Two Family (or Duplex) – Any group of two dwelling units occupying a single lot or building site, whether composed of one or more than one principal building. This term includes Conventional, Average-Lot, Clustered and Zero-Lot-Line two family dwellings.

Dwelling, Multi-family – Any group of three or more dwelling units occupying a single lot, whether composed of one or more than one principal building. However, this term shall not include attached dwellings.

Apartment Hotel - A building designed for or containing both apartments and hotel accommodations.

Bed and Breakfast Inn – The use of a residential structure as a small inn which provides no more than nine (9) guest rooms for hire to short term guests in which the only meal served to guests is breakfast, unless the bed and breakfast inn has an additional food service license which allows other meals to be served. The innkeeper resides on the premises or property immediately adjacent to it during periods of occupancy, and the facility has a permit from the Kentucky Cabinet for Health Services to operate as a Bed and Breakfast Inn.

Boarding and Lodging House – A dwelling unit where for compensation and by prearrangement rooms are provided for no more than eight people. Meals may or may not be provided, but there exists one common kitchen facility. This term does not include hotel, motel, extended stay lodging facilities, nursing home rooms, or assisted living units.

Extended Stay Lodging – Accommodations for persons away from their permanent place of residence, which are available on a daily or weekly basis and may include kitchen facilities.

Hotel – A building used for temporary fee-based occupancy of a room or suite of rooms and which contains no fewer than six (6) such separate rooms or suites and which has a registration desk.

Motel – An establishment consisting of a group of attached or detached lodging units having bathrooms, used as individual sleeping units for ten or more persons, designed primarily for transient automobile travelers, and providing for accessory off-street parking facilities convenient to the lodging rooms and which may include one dwelling unit for a bona fide caretaker or operator. The term "motel" includes buildings designed as auto courts, tourist courts, motor lodges, autels, and similar terms.

Rehabilitation Home – A building or group of buildings providing residence for persons recovering from the effects of drug or alcohol abuse, psychiatric disorders, or as a condition of their parole or probation. Such homes may provide counseling in educational, vocational, or other areas by a paid or volunteer staff and generally have 24-hour-a-day supervision. A rehabilitation home is not transitional housing. This definition does not apply to residential care facilities regulated by KRS 100.982.

Tourist Home – [not defined]

Transitional Housing – A temporary residential living arrangement for persons participating in a program that provides supportive services (such as counseling, education, training, etc.) to help persons achieve personal independence. Staff is available as needed. Transitional housing is not a rehabilitation home. These facilities are not subject to the Uniform Residential Landlord Tenant Act (KRS 383.500 et seq.).