

**Legend:**

Amendments proposed to the Planning Commission on May 21 and June 4, 2015 are underlined or ~~stricken through~~

Revisions to the proposed amendments, as recommended by the Planning Commission on June 4, 2015, are double-underlined or ~~double-stricken through~~

Revisions to the proposed amendments, as suggested after the Planning Commission public hearing on June 4, 2015, are **highlighted** and underlined

**Section 4.2.11 ~~Boarding Homes~~ Boarding and Lodging Houses**

Boarding ~~Homes~~ and lodging houses may be allowed in the R-R, R-E, R-1, R-2, R-3, R-4, R-5, ~~and R-6, R-7, and R-8A~~ districts upon the granting of a Conditional Use Permit and compliance with the following requirements.

- A. Boarding ~~homes~~ and lodging houses located in R-E, R-R, R-1, R-2, R-3, R-4 and R-5 single family districts shall have a maximum of 3 boarders in addition to resident family members of the boarding and lodging house keeper. Those boarding ~~Homes~~ and lodging houses located in other districts shall have a maximum of 8 boarders.
- B. All boarding ~~homes~~ and lodging houses shall comply with the administrative and maintenance requirements established in 902 KAR 20:350-, only applicable when meals are served at the facility.
- C. Boarding ~~Homes~~ and lodging houses shall not have any signage which identifies the use.
- D. Boarding and lodging houses shall be located on or near a collector or arterial street with reasonable access to public transportation.
- E. Sufficient on-site parking shall be provided as required by the Land Development Code.
- F. All boarding and lodging houses shall comply with applicable building code and health department regulations.
- G. The Board of Zoning Adjustment shall take into account the location of other boarding and lodging houses, transitional housing, homeless shelter or rehabilitation homes in its analysis of conditional use permit applications for boarding and lodging houses.
- H. The following information shall be provided for all boarding and lodging houses conditional use applications:
  - ~~1. Resident/client profile (population to be served);~~
  - 1. Type of resident population intended to be served, if any (e.g. veterans, a victim group, persons recovering from substance abuse (without on-site assistance services or supervision), college students, contract/seasonal workers, parolees (without on-site assistance services or supervision), single persons, etc.);
  - 2. Site plan and floor plans;
  - 3. Rules of conduct and business management plan;
  - 4. Support services to be provided and projected staffing level, if any;
  - 5. Proposed maximum stay for each resident;
  - 6. Any other information the Board of Zoning Adjustment deems necessary to evaluate the application-; and
  - 7. Any Changes to the foregoing information submitted in connection with the conditional use application permit application shall require the conditional use permit holder to apply for a modified conditional use permit from the Board of Zoning Adjustment.
- ~~I. The operators of a boarding and lodging house shall maintain records relating to boarder identity, term of stay, and client profiles and shall have said information available for inspection by a Code Enforcement Officer.~~

- I. The operator(s) of a boarding and lodging house shall maintain a registry of residents, which shall document the term of stay of each resident. This registry shall be made available for inspection by a Code Enforcement Officer in order to determine the total number of residents residing in the boarding and lodging house at a given time and whether or not a term of stay is temporary or permanent. However, under these provisions, the operator is not required to collect and/or maintain records that may be used for discriminatory purposes under the Fair Housing Acts, including but not limited to records relating to the race, religion, gender, national origin, family status and/or disability of any resident.
- J. The Board of Zoning Adjustment shall, to the best of their abilities, find that the establishment of the facility will not result in harm to the health, safety or general welfare of the surrounding neighborhood, and that substantial adverse impacts on adjoining properties or land uses will not result from the facilities' operations.
- K. The Board of Zoning Adjustment shall find that the facility is compatible with the character of the surrounding neighborhood.
- L. No boarding and lodging house shall operate until it has received a license pursuant to Louisville Metro Code of Ordinances Section 115 and, if required, a license from the Commonwealth of Kentucky pursuant to KRS 21B.
- M. Operation of a shelter boarding and lodging house without the required license may constitute grounds for denial of a related conditional use permit by the Board of Zoning Adjustment.

**Table 9.1.2.A: Minimum and Maximum Motor Vehicle Parking Based on Use**

USE CATEGORY	SPECIFIC USES	MINIMUM SPACES REQUIRED	MAXIMUM SPACES ALLOWED
Residential			
Group Housing			
	Assisted Living Residences	.5 spaces for each dwelling unit, plus 1 space for each 2 employees on maximum shift	1.5 spaces for each dwelling unit, plus 1 space for each employee on maximum shift
	<u>Boarding and lodging houses</u>	<u>1 space for manager plus 0.5 space per boarder</u>	<u>1 space for manager plus 1.0 space per boarder</u>
	College Dormitories	1 space for each sleeping room OR As determined upon review by the Planning Director	2 space for each sleeping room OR As determined upon review by the Planning Director

**Table 9.2.1: Bicycle Parking Requirements by Land Use**

Use Category	Specific Use	Required Long-Term Parking Spaces	Required Short-Term Parking Spaces
Residential	<u>Boarding and lodging houses</u>	2, or 1 per ten sleeping rooms	None
	Hotels, motels	2, or 1 per 50 employees	