

Suggestions for Urban County Council's Zoning Amendment for Short Term Rentals (STRs)

Homeowners should have a right to rent their homes short term if they wish, as long as doing so does not encroach on the happiness and freedoms of their neighbors. Here are suggestions for the Urban County Council's zoning amendment:

- A short-term rental should be defined in the LFUCG ordinance as a property rented between one (1) night and thirty (set by state law).
- Maximum occupancy of four unrelated renters less the number of family members also living there, no exceptions.
- Require getting an STR license from the Division of Revenue and a hearing before the Board of Adjustment (BOA)
- Require that the STR density be at least 1,000 ft. from another STR, subject to the BOA's consideration.
- The owner of a licensed STR may not sell to a new owner with the STR license and any conditional uses tied to the property. New owner must re-apply.
- No parties with more people there than the number of renters, no events like a bridal shower, and a time limit on parties (no later than 11:00pm). Two violations should result in the loss of a short-term rental license of up to one year.
- One complaint about a STR from a neighbor should result in LFUCG investigating and responding in writing, with findings within 30 days reported to the complaining neighbor and to the president of the homeowners' or neighborhood association.
- Large commercial STRs should not be permitted in residential zones.
- Violations of any of these regulations should carry an appropriate and significant fine and/or loss of STR license.
- STRs, as commercial businesses hosting transient renters, should have to comply with Kentucky Building and Maintenance Codes and be subject to routine, timed inspections.
- Enforcement methods and structure should be spelled out. The impact of unenforced standards is similar to having no standards.

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Feel free to use the information above in whole or in part along with other suggestions you have. Email it ASAP to:

LFUCG Planning Commission planningmailbox@lexingtonky.gov

LFUCG Council members councilmembers-email@lexingtonky.gov