

**What?**

**Short-Term Rental (STR)** the commercial use of a dwelling unit rented in whole or part for temporary occupancy by transient guests for a tenancy of less than thirty (30) consecutive days, where no meals are served. This term does not include hotel or motel rooms, extended stay hotels, bed and breakfast facilities, boarding or lodging facilities, or farm dwelling units. Transient guests have an established primary residence elsewhere, and this term will not include individuals that rent a primary home every week.

**Hosted:** a short-term rental in which the dwelling unit or another dwelling unit on the property is a primary residence, and the primary resident continues to occupy the property while the short-term rental is being rented to guests.

**Un-Hosted:** a short-term rental in which a primary resident does not occupy the property.

**Where?**

Zones Allowed	Hosted (Occupancy up to 12)	Hosted (Occupancy >12)	Un-Hosted	# of Short Term Rental Units Per Property
R-1A, R-1B, R-1C, R-1D, R-1E, R-1F	Accessory Use	Conditional Use	Conditional Use	Hosted : 1 dwelling unit and 1 ADU Un-Hosted: 1 dwelling unit or 1 ADU
R-2, R-3, R-4, R-5, EAR-1, EAR-2, EAR-3	Accessory Use	Conditional Use	Conditional Use	<b>For Single Family Lots:</b> Hosted : 1 dwelling unit and 1 ADU Un-Hosted: 1 dwelling unit or 1 ADU <b>For Multi-Family and Group Residential Lots:</b> 10% max or 1, whichever is greater
B-1, P-1, MU-1, MU-2, MU-3	Accessory Use	Accessory Use	Principal Use	Maximum of <b>25%</b> of dwelling units
B-2, B-2A, B-2B, B-4*, I-1*, I-2*, CC, B-6P, MU-3*	Principal Use	Principal Use	Principal Use	No max

\*When part of an Adapted Reuse Project, Industrial Reuse Projects, or Entertainment Mixed Use Project

**How Many?**

**For Accessory Uses in Residential Zones:** a maximum of two (2) individuals per bedroom, plus an additional four (4) individuals, or a total of twelve (12) individuals, whichever is less.  
**For Conditional Uses:** The Board will establish a maximum occupancy.

**No Limit in Commercial Zones** (B-1, P-1, MU-1, MU-2, MU-3, B-2, B-2A, B-2B, B-4, I-1, I-2, CC, B-6P)

STRs can **NOT** be utilized for private events, like weddings or parties, where the number of participants exceeds the maximum occupancy limit. Additionally, **NO** private events can occur between 11:00 p.m. and 7:00 a.m.

Why?

## Why are there new regulations for Short-Term Rentals?

Short term rentals have existed in our community for a number of years without a regulatory framework that responds to the unique aspects of this type of use. The purpose of this regulation change is to specifically define Short-Term Rentals as a legal use and establish a process for approval and enforcement.

How to?

## 1. Verify Zoning Compliance with the Division of Planning

The **Zoning Ordinance** includes definitions to establish two kinds of short-term rentals, hosted and un-hosted; identifies which zones are appropriate for short-term rentals; and provides general regulations related to the operations of short-term rentals.

### *Link to: Zoning Ordinances*

[https://codelibrary.amlegal.com/codes/lexingtonfayettecoky/latest/lexingtonfayettecoky\\_zone](https://codelibrary.amlegal.com/codes/lexingtonfayettecoky/latest/lexingtonfayettecoky_zone)



## Submit a STR Zoning Verification Form: [www.lexingtonky.gov/str](http://www.lexingtonky.gov/str)

for other questions, email: [STR\\_Research@lexingtonky.gov](mailto:STR_Research@lexingtonky.gov) or call 859.258.3160

## 2. Contact the Division of Revenue for Special Fees License Application and Occupational License

The **Code of Ordinances** establishes a special fees license for short-term rentals, including provisions for a fee structure, relevant definitions, collection of taxes, duties of a licensee, as well as procedures for enforcement, appeals, and revocation of the special fees license.

### *Link to: Code of Ordinances*

[https://codelibrary.amlegal.com/codes/lexingtonfayettecoky/latest/lexingtonfayettecoky\\_code](https://codelibrary.amlegal.com/codes/lexingtonfayettecoky/latest/lexingtonfayettecoky_code)



### For Revenue Applications

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