

**Short-Term Rentals (STRs) & Bed & Breakfast Establishments (B&Bs) – Zoning Compliance Checklist
Agricultural & Residential Zoning Districts**

City of Bardstown

(rev. 5/27/2022)

**Joint City-County Planning Commission of Nelson County
One Court Square, 2nd Floor, Old Courthouse Building
Bardstown, Kentucky
(502) 348-1805**

STRs & B&Bs in agricultural and residential zoning districts require a Conditional Use Permit (CUP) from the appropriate Board of Adjustment (BOA). A CUP application must be completed, and the proposed conditional use must meet all requirements set forth below. If a CUP is approved, then the Applicant/Owner must obtain a Zoning Compliance Permit for change of use and obtain all other permits, inspections, and licenses prior to offering or renting the STR or B&B (see attached Information Sheet).

- **Bed and Breakfast Establishment:** A dwelling unit, or portion thereof, which has guest rooms or suites used, rented, leased, hired out, or otherwise assigned for a tenancy or occupancy for less than thirty (30) consecutive days in duration and where the only meal, food or drink served or otherwise provided by the property owner to any guest is breakfast. This term does not include hotels, motels, extended stay lodging, short-term rentals, and boarding, rooming, and lodging houses.
- **Short-Term Rental:** A dwelling unit, or portion thereof, which has guest rooms or suites used, rented, leased, hired out, or otherwise assigned for tenancy or occupancy for less than thirty (30) consecutive days in duration and where no meals, food or drink are served or otherwise provided by the property owner to any guest. This term includes tourist and guest homes. This term does not include hotel or motel rooms, extended stay lodging, bed and breakfast establishments, and boarding, rooming, and lodging houses.

STR & B&B Conditional Use Permit Requirements

Prior to the approval of a conditional use permit hereunder, the BOA must consider the impact of the proposed use upon surrounding properties and ensure that the character of the area is protected. This conditional use shall meet the mandatory requirements set forth in KRS 100.237, Section 4.3(C) of these Regulations and in Sections (1) and 2 below-

- (1) **Permitted Types:** Bed and breakfasts and short-term rental types are based on the proposed occupancy and use of the residential dwelling unit.
 - (aa) **Bed and Breakfast and Short-Term Rental Type 1**
 - (i) A Type 1 rental shall be owner-occupied and be located within the principal dwelling unit on the property.
 - (ii) Such principal dwelling unit shall be the permanent and primary residence of the Applicant/Owner, and,
 - (iii) The Applicant/Owner must physically reside on the property during all bed and breakfast or short-term rental periods of occupancy.
 - (bb) **Bed and Breakfast and Short-Term Rental Type 2**
 - (i) A Type 2 rental shall be non-owner-occupied unit located within an approved and permitted detached accessory dwelling unit;
 - (ii) A Type 2 rental shall be located on the property where the Applicant/Owner resides in the principal dwelling unit as their permanent and primary residence; and,
 - (iii) The Applicant/Owner must physically reside on the property during all bed and breakfast or short-term rental periods of occupancy.
 - (cc) **Bed & Breakfast and Short-Term Rental Type 3**
 - (i) A Type 3 rental shall be located within the principal dwelling unit on the property and shall be non-owner-occupied;
 - (ii) Only one Type 3 rental per property shall be permitted; and,
 - (iii) The property on which a Type 3 bed and breakfast or short-term rental is situated shall not be closer than 400 feet to any property on which another non-owner-occupied bed and breakfast or short-term rental is situated. This separation shall be measured radially and in straight line from the nearest property line to nearest property line, and such separation shall include properties wholly or partially within that radius. This separation requirement does not apply to non-owner occupied bed and breakfasts or short-term rentals located within professional office or commercial zoning districts (P-1, B-1, B-2, B-3, B-4, B-5, or LIP).
- (2) **General Requirements:** The following requirements shall apply to all types of bed and breakfasts and short-term rentals as set forth in Section (1) above.
 - (aa) **Permitted Residential Dwelling Units:** All bed and breakfasts and short-term rentals shall be located within permitted and approved detached single-family residential dwelling units or an approved detached accessory single-family residential dwelling unit. Such rental units shall not be located within two-family or multi-family residential dwelling units, condominium/townhouse units or any other residential dwelling unit sharing a common wall, single-wide manufactured homes, or recreational vehicles. The dwelling unit shall maintain its exterior appearance as a single-family residential structure.
 - (bb) **Maximum Guest Stay:** The maximum stay for a bed and breakfast or short-term rental shall be thirty (30) consecutive days.
 - (cc) **Maximum Occupancy:** The maximum occupancy of the dwelling shall not exceed two (2) times the number of bedrooms to be rented for the bed and breakfast or short-term rental. The maximum occupancy shall not include the resident owner and family members. The BOA may limit the number of rooms and maximum occupancy.
 - (dd) **Responsible Party/Contact:** The Applicant/Owner shall be responsible for compliance with all Zoning Regulations. For Type 3 bed and breakfasts and short-term rentals, the Applicant/Owner must provide the name, address, and phone number of a responsible party who shall be available and whose primary and permanent residence shall be within sixty (60) miles of the bed and breakfast or short-term rental. Said responsible party shall be available during all bed and breakfast or short-term rental periods of occupancy to respond to emergencies and complaints. The Applicant/Owner shall conspicuously post the responsible party's name, address, and phone number inside and outside of the bed and breakfast and short-term rental.
 - (ee) **Off-Street Parking:** All parking associated with the bed and breakfast or short-term rental shall be entirely on-site, and the bed and breakfast or short-term rental shall have the minimum required off-street parking as required under Article 11 of this Ordinance.