

**CITY OF PEWEE VALLEY
ORDINANCE # 1, Series 2021
AN ORDINANCE BANNING SHORT-TERM RENTALS**

WHEREAS, the City of Pewee Valley has authority pursuant to the provisions of KRS Chapter 100 and the Oldham County Joint Planning Unit Agreement to exercise zoning power and adopt updates and revisions to the Oldham County Comprehensive Zoning Ordinance affecting the City of Pewee Valley,

AND WHEREAS, the City of Pewee Valley recently identified houses in the City in which the business of short-term rental was occurring, without compliance with the Oldham County Comprehensive Zoning Ordinance regulations titled “Short Term Rental Property” Section 250-050 to allow short-term rentals,

AND WHEREAS, The City of Pewee Valley Council previously passed an ordinance requiring the issuance of a conditional use permit prior to the use of any residence as a short-term rental, but it has become apparent that short term rental is inappropriate for the Pewee Valley community and the use should therefore be banned,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL THE CITY OF PEWEE VALLEY.

SECTION 1. PURPOSE

The Oldham County Comprehensive Zoning Ordinance in a section titled “Short Term Rental Property” Section 250-050, creates detailed regulations for the operation of short-term rentals. However, the Pewee Valley City Council hereby finds that the size of many homes and lots being used for short term rental in Pewee Valley creates an unwanted and inappropriate opportunity for the short-term rentals to become large event spaces. In one recent Board of Zoning Adjustment application, approval of a short-term rental would allow

up to 17 individuals to stay overnight with an unlimited number of visitors. Because of the large lots that predominate in the Pewee Valley area, these short-term rentals typically have large outdoor spaces, which increases the noise impact of a large amount of short-term rental occupants and their visitors. The City Council hereby finds that the impact of traffic, noise and transient person from these potentially large events allowed by Oldham County Comprehensive Zoning Ordinance, Section 250-050, is inappropriate for the City of Pewee Valley and cannot be mitigated. Therefore, no person, firm or corporation shall own or operate a short-term rental on any premises (whether it is the personal residence of the owner or not), within the City of Pewee Valley, unless the property is Zoned C-2, C-3 or C-4, which allows Hotels and Motels as a Permitted Use. The City's previous ordinance allowing short term rental (Ordinance 5, Series 2020), and any other City ordinance allowing short term rental, is hereby repealed.

SECTION 2. **PENALTY.**

- A. Any person who operates a short-term rental shall be issued a citation by an enforcement officer designated by the City and ordered to cease operations. Violation of this ordinance (including advertising for short term rental without a license) carries a penalty of not less than \$150 for first offense and \$400 per day for each day of violation thereafter. Each day of such violation(s) shall constitute a separate offense. In addition to the penalties provided herein, the City is authorized to pursue remedial civil actions for violations of this Ordinance by civil complaint or petition for injunctive relief, declaration of rights or other appropriate proceedings filed in the Oldham County, Kentucky Circuit Court.

SECTION 3. This Ordinance shall take effect upon its passage and approval as required by law.

Adopted this 1st day of February, 2021.

First Reading: January 4th, 2021

Second Reading: February 1st, 2021

Passage and Approval: February 1st, 2021

B. B. Boyer
Mayor

ATTEST:

Dorise Haney
City Clerk

Those in Favor: 4

Those Opposed: 3