

**ORDINANCE NO. 2021 - 29**

**AN ORDINANCE RELATING TO THE BOONE COUNTY FISCAL COURT, KENTUCKY, ADOPTING A SERIES OF ZONING TEXT AMENDMENTS TO THE BOONE COUNTY ZONING REGULATIONS, SUCH AMENDMENTS TO BE MADE TO ARTICLES 6, 7, 8, 9, 16, 20, 23, 25, 31 AND 40 OF THE BOONE COUNTY ZONING REGULATIONS TO: (1) DEFINE “SHORT TERM RENTALS”; (2) ALLOW “SHORT TERM RENTALS IN AGRICUTLURE, RECREATION, CONSERVATION, RESIDENTIAL, EMPLOYMENT PLANNED DEVELOPMENT/RESIDENTIAL PLANNED DEVELOPMENT (EPD/RPD), UNION COMMERCIAL (UC) AND SMALL COMMUNITY OVERLAY (SC) ZONES; AND (3) ADD SUPPLEMENTARY PERFORMANCE STANDARDS FOR “SHORT TERM RENTALS”.**

**WHEREAS**, the Boone County Planning Commission is a county-wide planning unit for Boone County, Florence, Walton, and Union, Kentucky, and

**WHEREAS**, the Boone County Planning Commission has previously adopted regulations for the zoning of land in Boone County, Florence, Walton, and Union, Kentucky, in accordance with Chapter 100 of the Kentucky Revised Statues, and

**WHEREAS**, the Legislative Bodies comprising the membership of the Boone County Planning Commission have previously adopted zoning regulations as recommended by the Boone County Planning Commission, and

**WHEREAS**, the Boone County Planning Commission has approved a series of text amendments to Articles 6, 7, 8, 9, 16, 20, 23, 25, 31, and 40 of the Boone County Zoning Regulations to: (1) define ‘short term rental’; (2) allow “short term rentals” in agriculture, recreation, conservation, residential, Employment Planned Development/Residential Planned Development (EPD/RPD), Union Commercial (UC) and Small Community Overlay (SC) zones; and (3) add supplementary performance standards for “short term rentals: The proposed text amendments are listed in the attached Staff Report.

**NOW, THEREFORE BE IT ORDAINED BY THE FISCAL COURT OF COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY:**

**Section One**

The proposed text amendments to Articles 6, 7, 8, 9, 16, 20, 23, 25, 31, and 40 of the Boone County Zoning Regulations to: (1) define ‘short term rental’; (2) allow “short term rentals” in agriculture, recreation, conservation, residential, Employment Planned Development/Residential Planned Development (EPD/RPD), Union Commercial (UC) and Small Community Overlay (SC) zones; and (3) add supplementary performance standards for “short term rentals” and were recommended by the Boone County

Planning Commission Technical/Design Review Committee. The text amendments were approved by the Boone County Planning Commission as set forth in its minutes and official records for the request are hereby incorporated by reference as if fully set out in this Resolution and marked as "Exhibit A." The Committee recommended approval of the request based upon the findings of fact as set forth in the Committee Report and marked as "Exhibit A."

**Section Two**

That the Boone County Planning Commission shall notify, in writing, the Boone County Fiscal Court its approval of a series of text amendments to Articles 6, 7, 8, 9, 16, 20, 23, 25, 31, and 40 of the *Boone County Zoning Regulations* to: (1) define "short term rental"; (2) allow "short term rentals" in agriculture, recreation, conservation, residential, Employment Planned Development/Residential Planned Development (EPD/RPD), Union Commercial (UC) and Small Community Overlay (SC) zones; and (3) add supplementary performance standards for "short term rentals".

**Section Three**

This Ordinance shall be in effect and in full force from and after its passage, publication and adoption, according to law.

First Reading the 27<sup>th</sup> day of July, 2021

Second Reading - the 10<sup>th</sup> day of AUGUST, 2021

Adopted this 10<sup>th</sup> day of AUGUST, 2021. Yes 4 No 0

  
**GARY W. MOORE, Judge/Executive  
Boone County Fiscal Court**

Attest:

  
**Sharon Burcham, JEFFREY S. EARLYMINE  
Fiscal Court Clerk**

ACTNO