

ORDINANCE NO. 2019-07-08

AN ORDINANCE OF THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, AMENDING THE ZONING ORDINANCE OF THE CITY OF EDGEWOOD, KENTUCKY IN REGARD TO SHORT TERM RESIDENTIAL RENTALS

WHEREAS, the City has received complaints about the short term rental of residences in the City, including, without limitation, that during such rentals there is an increase in the number of occupants and their activity and the noise resulting therefrom, increased motor vehicle traffic at all times of the night and day and increased accumulations of trash; and

WHEREAS, the City of Edgewood is primarily a residential suburb of Cincinnati, Ohio and was recently ranked by the website 24/7 Wall Street as the best city in Kentucky in which to live; and

WHEREAS, unregulated short term residential rentals are generally not compatible with the quiet residential character of the Edgewood community; and

WHEREAS, the City has proposed regulations of short term residential rentals through text amendments to the Edgewood zoning ordinance; and

WHEREAS, pursuant to the requirements of K.R.S. 100.211, the text amendments proposed by City were reviewed by the Kenton County Planning Commission (KCPC) in a public hearing conducted on June 6, 2019 in proceedings numbered PC1905-0003 thereof, and the KCPC recommended approval of the proposed text amendments:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, AS FOLLOWS:

Section 1.0 – Zoning Text Amendments

The Edgewood zoning ordinance numbered 1927-24, as previously amended and readopted from time to time, is hereby again amended to revise Section 7.0 and add Section 9.37 in conformity with the provisions thereof in Attachment A hereto, which is incorporated herein by reference, with the words being added indicated by a single solid line beneath them.

Section 2.0 – Provisions Severable

The provisions of this ordinance are severable; and the invalidity of any provision of this ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect as long as they remain valid in the absence of those provisions determined to be invalid.

Section 3.0 – Conflicting Ordinances Repealed

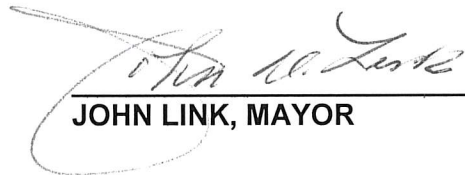
All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4.0 – Effective Date

This Ordinance shall be effective as soon as possible according to law.


Section 5.0 - Publication

This ordinance shall be published in summary pursuant to K.R.S. 83A.060 (9).



JOHN LINK, MAYOR

ATTEST:



BELINDA NITSCHKE, CITY CLERK
FIRST READING: 7/15/19
SECOND READING: 8/5/19
PUBLISHED: _____

ATTACHMENT A

**ARTICLE VII
DEFINITIONS**

SECTION 7.0 WORDS AND PHRASES

NOBODY: The word "nobody" means no human being or any organization or combination thereof, in the form of a corporation, partnership, joint venture, unincorporated association or otherwise.

SHORT-TERM RENTAL: The phrase "Short Term, Residential Rental" means the lease, rent, let or license of a residence or compensation for any period of time that is less than 28 continuous calendar days.

**ARTICLE IX
GENERAL REGULATIONS**

SECTION 9.37 SHORT-TERM RENTALS

A. Nobody shall cause, promote, aid, assist, encourage, allow or engage in any Short-Term Residential Rental anywhere in a residential zone unless:

1. The floor area of the Short-Term Residential Rental is no more than 25% of the total square footage of finished living space in the residential unit in which the Short-Term Residential Rental is located; and
2. The residential unit in which the Short-Term Residential Rental is located is occupied by the owner thereof during the Short-Term Residential Rental; and
3. The owner of the residential unit in which the Short-Term Residential Rental is located has a current Edgewood Occupational License during the Short-Term Residential Rental.