

ORDINANCE 90- 8

AN ORDINANCE AMENDING ORDINANCE NO. 84-4, THE "ZONING ORDINANCE OF THE CITY OF RUSSELLVILLE, KENTUCKY" BY MAKING VARIOUS CHANGES REGARDING THE REGULATION OF BED & BREAKFAST FACILITIES WITHIN THE CITY; WITH REPEALER AND SEVERABILITY CLAUSES; and ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Russellville, Kentucky has previously enacted Ordinance No. 84-4, the "Zoning Ordinance of the City of Russellville, Kentucky", and said ordinance has not provided for the regulation of bed & breakfast facilities within the City;

AND WHEREAS, the Joint Cities-County Planning Commission has conducted a public hearing regarding proposed changes in that ordinance relating to the regulation of bed and breakfast facilities and that Commission has recommended the adoption of these proposed changes;

AND WHEREAS, the City Council has agreed with that recommendation and has determined that said changes are needed and in the best interest of the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF RUSSELLVILLE, THAT:

1. Section 3.025, as follows, is hereby made a part of Ordinance 84-4:

Section 3.025 - Bed and Breakfast facilities may be approved by the Board of Adjustment in R-2, R-3 and R-4 districts as a conditionally permitted use provided that the following requirements are met:

1. Adequate off-street parking shall be required of each applicant with at least one paved parking space for every authorized guest room. All plans for the construction of new parking must accompany the original applications. If non-resident employees are anticipated, additional parking may be required.

2. No meals shall be served to guests other than breakfast, and it shall only be served to registered guests. Guests shall not be permitted to prepare food within the facility.

3. No other commercial activities of any kind shall be conducted on the premises.

4. One sign that is attached to the front wall of the building shall be allowed provided that it does not exceed four (4) square feet in size and is lighted only by indirect lighting. The sign may identify the name of the structure and other historical information and may contain the words "Bed and Breakfast", but it shall not have any advertising and shall be for identification purposes only.

5. The number of guest rooms in a facility shall be limited by the Board of Adjustment by the size of the structure and density of the neighborhood and in no event shall it exceed five (5) rooms and the number of guests in a facility at any one time shall not exceed fifteen (15) persons.

6. The maximum length of stay of any guest at any one time shall be twenty-one (21) days.

7. Exterior modifications shall be allowed only if the facility would retain the look of a home and would not resemble a commercial establishment.

8. The establishment shall pass periodic inspections by agencies that oversee such an establishment, and it shall be licensed by all proper agencies. These certifications shall be posted in a conspicuous location along with telephone numbers for emergency services which shall be posted near each telephone.

9. A resident manager shall live in the facility during all periods of operation.

10. Before an application can be approved, a signed consent from must be obtained from all adjoining property owners. The failure to obtain these consents shall automatically result in the disapproval of the application. A form for this consent shall be prepared by the Zoning Administrator for use in all applications. Written notification by certified mail shall be given to all property owners within one hundred fifty (150) feet from any boundary line of the proposed facility.

