

SCOTT COUNTY FISCAL COURT  
ORDINANCE NO. 91-003

AN ORDINANCE RELATED TO THE AMENDMENT OF THE  
GEORGETOWN/SCOTT COUNTY ZONING ORDINANCE  
TO CONDITIONALLY PERMIT A BED AND BREAKFAST USE  
IN THE A-1, R-2, R-3 AND HISTORIC ZONES

WHEREAS: Notice of a public hearing before the Planning Commission on March 28, 1991, concerning this Zoning Ordinance Amendment was published on Wednesday, March 20, according to law.

WHEREAS: The public hearing was held as scheduled at the close of which the Joint Planning And Zoning Commission approved this amendment and recommended it for passage to the legislative bodies of the cities of Sadieville, Stamping Ground and Georgetown and to the Fiscal Court for Scott County. The amendment to Georgetown/Scott County Zoning Ordinance was approved by the vote of 6 in favor and 0 opposed, said vote being by roll call;

BE IT ORDAINED BY THE SCOTT COUNTY FISCAL COURT OF SCOTT COUNTY, KENTUCKY, AS FOLLOWS:

SECTION I: The Zoning Ordinance is amended as follows:

A. A definition for a Bed and Breakfast is added under Article II. General Regulations, 2.1 Definitions.

42. Bed and Breakfast: An existing house, or portion thereof, where short-term sleeping rooms [not exceeding five (5) in number] and limited provision for meals are offered. The use of the property for a Bed and Breakfast shall be incidental to the residential use of the property. This residential use requirement may be satisfied by either a resident owner or manager. These short-term lodgings may not exceed fifteen (15) days. A bed and breakfast is distinguished from sleeping rooms as they are defined in paragraph 2.1 Definitions and permitted in Section 4.36 or conditionally permitted in Section 4.37 by the limited offering of meals in the kitchen and dining room serving all guests and the targeting of the tourism market. As in the sleeping room, no food preparation shall be allowed in the bedrooms.

B. Section 4.12 Conditional Uses in the A-1 zone is amended to include the following new section:

I. Bed and Breakfast as defined in section 2.1 above.

C. Section 4.35 Conditional Uses, in the R-2 and R-3 zones is amended to include the following new section:

E. Bed and Breakfast as defined in section 2.1 above.

D. Section 4.7 Historic District is amended to include a new subsection 4.72 Conditional Uses which shall read as follows:

4.72 Conditional Uses:

A: Bed and Breakfast as defined in section 2.1 above.

E. Section 2.71 C. Off Street Parking Standards: is amended to include the following new section:

9. Bed and Breakfasts: In the R-2, R-3 and H-1 zones one parking space shall be provided for each bedroom unit offered for use by the public plus one space for each employee. This standard may be reduced for existing buildings by the Board of Adjustment upon and finding that on-street parking is not likely to adversely impact the neighborhood and that the character of the neighborhood prohibits the acquisition of land for off-street parking. New construction shall meet off-street parking requirements. This standard shall be in addition to requirements for any residential use of the property.

F. Section 2.33 Conditional Use Regulations is amended to include the following new sections 2.33 D.5. and 2.33 D.6 & D.7:

5. Bed and Breakfasts allowed R-2, R-3 and Historic zones shall be reviewed for adverse visual impact on neighboring residential properties resulting from the required off-street parking. Upon a finding that adverse visual impact will occur, the Board of Adjustment shall require screening to mitigate the adverse visual impact.

6. Approval of a conditional use permit for a Bed and Breakfast shall not be given where the proposed use would require the modification of the building exterior in a manner inconsistent with the single family character of the house and the character of the surrounding neighborhood.

7. Bed and Breakfast shall be allowed as a conditional use in all unincorporated regardless of zone classification.

G. Section 2.53 Regulation of Signs is amended to include the following amended section 2.53 4.A.:

A. All Residential Zones: [this underline does not signify new language] Ground pole and wall signs are permitted, subject to the following:

Name plate signs shall not exceed an area of two square feet.

Identification signs for institutional use shall not exceed an area of twenty-four (24) square feet.

Properly permitted home occupations and conditionally permitted Bed and Breakfasts may have one identification sign which, where practicable, shall be flush against the building and not exceeding an area of six (6) square feet.

Subdivision identification signs, limited to one sign per major entrance, with a maximum area of thirty-two (32) square feet and a maximum height of seven (7) feet.

SECTION II: This Ordinance shall take effect upon passage and publication.

WHEREUPON, this Ordinance, after being duly advised, was given first reading on 5/13, 1991, second reading, passed and approved on 5/20, 1991.

APPROVED BY:

George Lusby  
GEORGE LUSBY, COUNTY JUDGE

ATTEST:

Martha Neclerio  
MARTHA NECLERIO, FISCAL  
COURT CLERK