
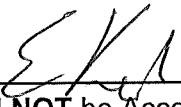




10. Proposed Use(s) on Site: STR
11. Total Square Footage of Existing and/or Proposed Buildings: 1500
12. Current Zoning: SR-1
13. 1143 267 2057  
Deed Book Page Group Number
14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: \_\_\_\_\_
15. Have you submitted a Site Plan with this request:  Yes  No
16. Have you submitted a list of adjoining property owners with this request:  Yes  No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

**ORIGINAL Property Owner's Signature:**   
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**ORIGINAL Applicant's Signature:**   
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**SECTION B:** (To be completed by Planning Commission staff)

1. Date Received: 7/31/2023 Fee Received: \$816.00 Receipt #: 88861

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 9/13/2023

5. Board Action: 9/13/2023

\_\_\_\_\_ Approved

Approved with Conditions (see #6)

\_\_\_\_\_ Denial (See #7)

6. Conditions of Approval: See Attached, Minutes, or CLUR

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Reasons for Denial: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196 Fax: 859-334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## CONDITIONS OF APPROVAL

APPLICANT: Eric Keel

LOCATION: 1108 Donner Drive, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: September 13, 2023

1. A Zoning Permit shall be submitted to, and approved by, the Boone County Planning Commission prior to any use of the property as a short term rental.

## STAFF REPORT

#1

APPLICANT: Eric Keel

LOCATION: 1108 Donner Drive, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: September 13, 2023

### PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow the existing single-family residential dwelling to be used as a Short Term Rental.

### SITE HISTORY

- 2001 On June 6, 2001, the Boone County Planning Commission approved a Final Plat for Haven Hill, Section 2, creating the lot in question.
- 2002 On November 7, 2002, the Boone County Planning Commission approved a Zoning Permit to allow the construction of a single-family residence on the site in question.

### APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (Findings for all Conditional Uses):
    - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
    - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
    - c. Will be hazardous to existing or future neighboring uses.
    - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
    - e. Will create excessive additional requirements at public cost for public

- facilities and services and will be detrimental to the economic welfare of the community.
  - f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
  - g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- C. Section 505.2 of the Boone County Zoning Regulations identifies 'Short Term Rental' as Conditional Uses within the SR-1 district.
- D. Section 903. A of the Boone County Zoning Regulations states that "the purpose of the Suburban Residential One district is to provide a low density, residential environment whose dwelling types and densities are typical of a suburban character. It is also to provide limited or passive and active recreational uses that are appropriate to the permitted uses in the district. Suburban Residential One districts will be located on lands within established urban areas where adequate infrastructure facilities and services are available or proposed."
- E. Section 4000 of the Boone County Zoning Regulations defines 'Short Term Rental' as follows:
- The rental of a residential dwelling unit, or a portion thereof, for a period of less than thirty (30) days. This term does not include:
- A. A unit that is used for nonresidential purposes, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use.
  - B. A bed and breakfast.
  - C. A hotel/residence hotel.
- F. Section 3191 of the Boone County Zoning Regulations provides for the following supplemental regulations/standards for 'Short Term Rentals':
- 1. Except as provided for in ARTICLE 34, there shall be no external on-site or off-site advertising signs or displays indicating the property is a short term rental.
  - 2. Short term rentals shall not be allowed in any area not considered a primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.).
  - 3. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional adult guests, except for the following:
    - a. There shall be a maximum occupancy of ten (10) persons, adult or children.
    - b. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.

4. Parking requirements shall be as follows:
  - a. When the short term rental is located in a portion of the dwelling unit, two (2) parking spaces shall be provided for the residence and a minimum of one (1) parking space shall be provided per guest room or suite.
  - b. When the short term rental is located within the entire dwelling unit, a minimum of one (1) parking space shall be provided per guest room or suite.
  - c. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.
5. Any advertisement of the property as a short term rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
6. The property on which the short term rental is to be located shall not be located closer than 1,000 feet, measured in a straight line from the nearest property line to the nearest property line of any other approved short term rental. Such permits shall be given on a first come, first serve basis.
7. When located in a residential district, a short term rental shall use the existing, main building entrance for access and the construction of additional exterior ingress/egress doorways shall be prohibited. Access to individual guest rooms or suites shall be from the interior of the structure.
8. It shall be unlawful:
  - a. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the City in accordance with Ordinance Number O-20-20. (Applies to the City of Florence Only)
  - b. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the Boone County Fiscal Court. (Applies to Unincorporated Boone County Only)
  - c. To advertise or offer a short term rental without first registering the property in which the short term rental is to occur with the City in accordance with Ordinance Number O-20-20. Documented advertising of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to the City of Florence Only)
  - d. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the Boone County Fiscal Court. Documented advertisement of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to Unincorporated Boone County Only)
  - e. To operate a short term rental that does not comply with all applicable city, county, and state laws and codes.
  - f. To operate a short term rental without paying the required hotel occupancy taxes.
  - g. To offer or allow the use of a short term rental in a manner which violates

- h. the City Noise Ordinance (O-16-95). (Applies to the City of Florence Only)  
To fail to include a written prohibition against the use of a short term rental for having a party in every advertisement, listing, or other publication offering the premises for rent.
  - i. Permit the use of the short term rental for any illegal purposes or any use not permitted by the residential zoning regulations.
9. Depending on the scope of improvements, a Zoning Permit or Tenant Finish Permit per ARTICLE 4, or a Minor Site Plan or Major Site Plan per ARTICLE 30, shall be submitted to and approved by the Planning Commission prior to constructing any improvements and operating a short term rental.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Suburban Density Residential” uses, which is described as single-family housing of up to four units per acre.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
  - 1. Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
  - 2. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
  - 3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
  - 4. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
  - 5. Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock (Demographics Goal B, Objective 3).
  - 6. Tourist oriented commercial facilities should be encouraged provided that the impacts on other land uses are minimal (Natural and Cultural Resources Goal A, Objective 4).
  - 7. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
  - 8. Tourism (including agri-tourism and heritage tourism), telecommuting, and virtual employment shall be encouraged as an economic resource while minimizing potential impacts (Economy Goal A, Objective 7).
  - 9. Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).
  - 10. Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems (Economy Goal B, Objective 2).
  - 11. Commercial uses shall be designed and located to coordinate with the

surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

- C. Donner Drive is a county maintained local street providing for two way traffic within two driving lanes. There is a sidewalk along both sides of the roadway.

#### SITE CHARACTERISTICS

- A. The approximate 0.19 acre area is located along the north side of Donner Drive, approximately 1,450 feet north of Mt. Zion Road.
- B. The site has sixty-five (65) feet of frontage along Donner Drive.
- C. Access to the site is provided by a single curb cut onto Donner Drive.
- D. The site is currently occupied by a one-story detached single-family residential structure with a two-car attached garage.
- E. Based on information contained in the Boone County GIS, the width of the driveway is approximately eighteen (18) feet and the length of the driveway, that is outside of the public right-of-way, measures approximately twenty-eight (28) feet, accommodating two (2) passenger vehicles.
- F. Topographically, the site slopes upward, front to back, at an average grade of 9%.
- G. A fence encloses the rear yard.
- H. The site is located within the 55 day/night noise level of the airport.

#### SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings (SR-1)  
South: Single-family residential dwellings (SR-1)  
East: Single-family residential dwellings (SR-1) and Florence Baptist Church (PF)  
West: Single-family residential dwellings (SR-1)

#### PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the four (4) bedroom house as a short term rental.

#### STAFF COMMENTS

- A. The site is located along Donner Drive, a local street.
- B. The applicant has stipulated that they will adhere to the requirements of the supplemental regulations/standards for 'Short Term Rentals' (Section 3191).
- C. The site is located approximately 1,100 feet from the nearest approved Short Term

Rental.

- D. The site is approximately 1,300 feet from another short term rental application on the same meeting agenda.
- E. It takes two (2) turning movement to get to the site in question from the nearest arterial street, which is Mt. Zion Road.
- F. Donner Drive terminates approximately one hundred thirty (130) feet east of the site in question.
- G. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions be considered as part of that action:
  - 1. A Zoning Permit shall be submitted to, and approved by, the Boone County Planning Commission prior to any use of the property as a short term rental.

CONCLUSION

- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

Respectfully Submitted,



Michael D. Schwartz  
Director, Zoning Services

MDS/ss

Attachments

- \*Vicinity Map
- \*Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Application
- \*Boone County Short Term Rental Permit Application
- \*Concept Development Plan
- \*Boone County Ordinance Number 2021-31

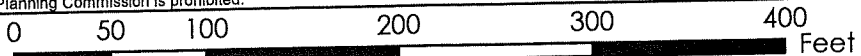
# Vicinity Map

www.boonecountygis.com



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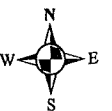
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1 inch = 100 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



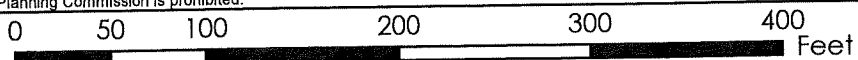
# Aerial Map

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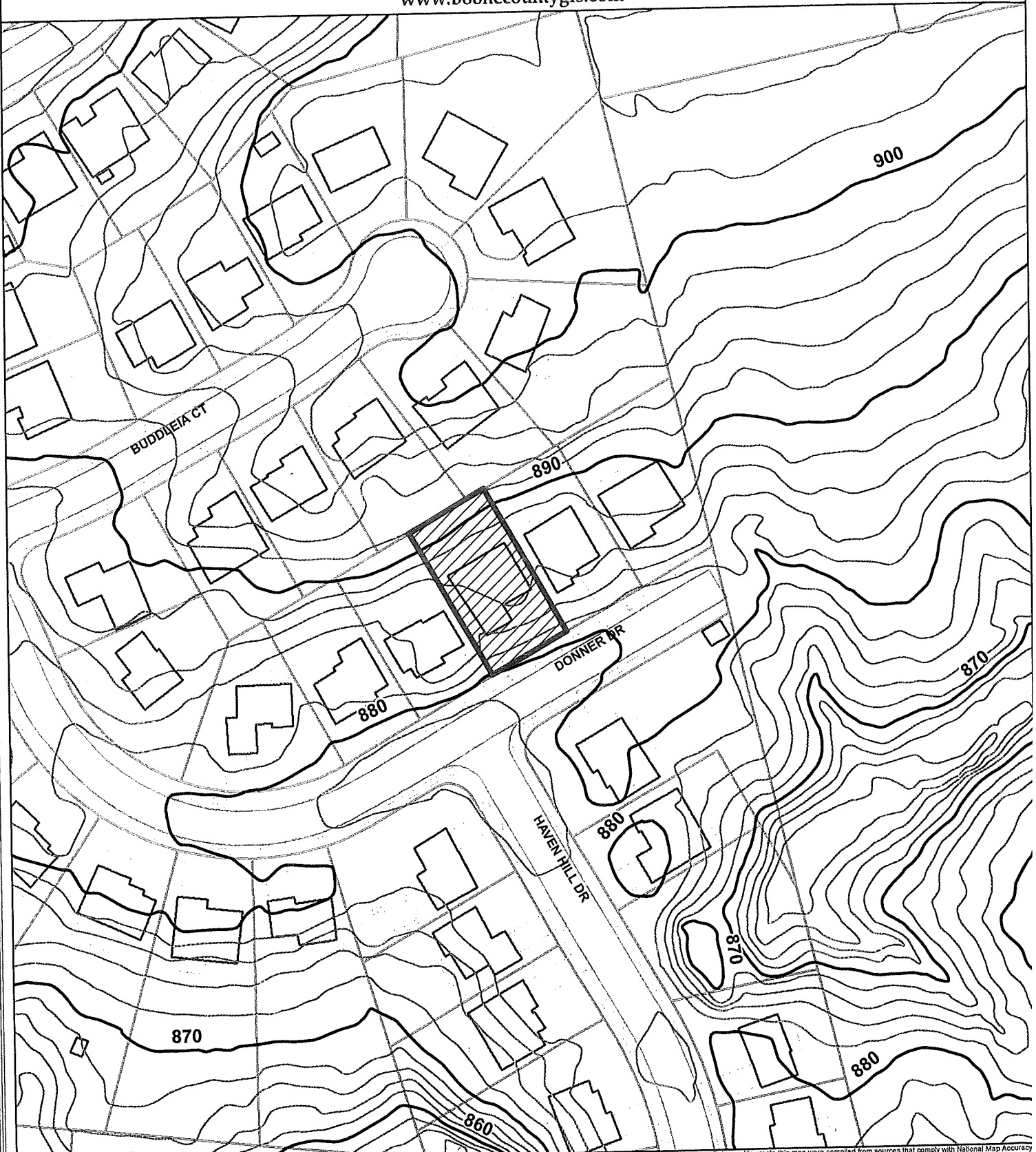
**Boone County GIS - Putting Northern Kentucky on the Map**

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ArcMap Document: \*.mxd

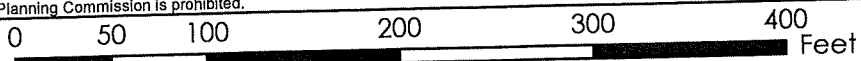
# Topographic Map

www.boonecountygis.com



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1 inch = 100 feet



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Map Created: xx/xx/2022

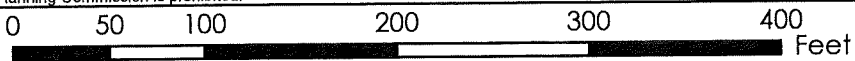
# Zoning Map

www.boonecountygis.com



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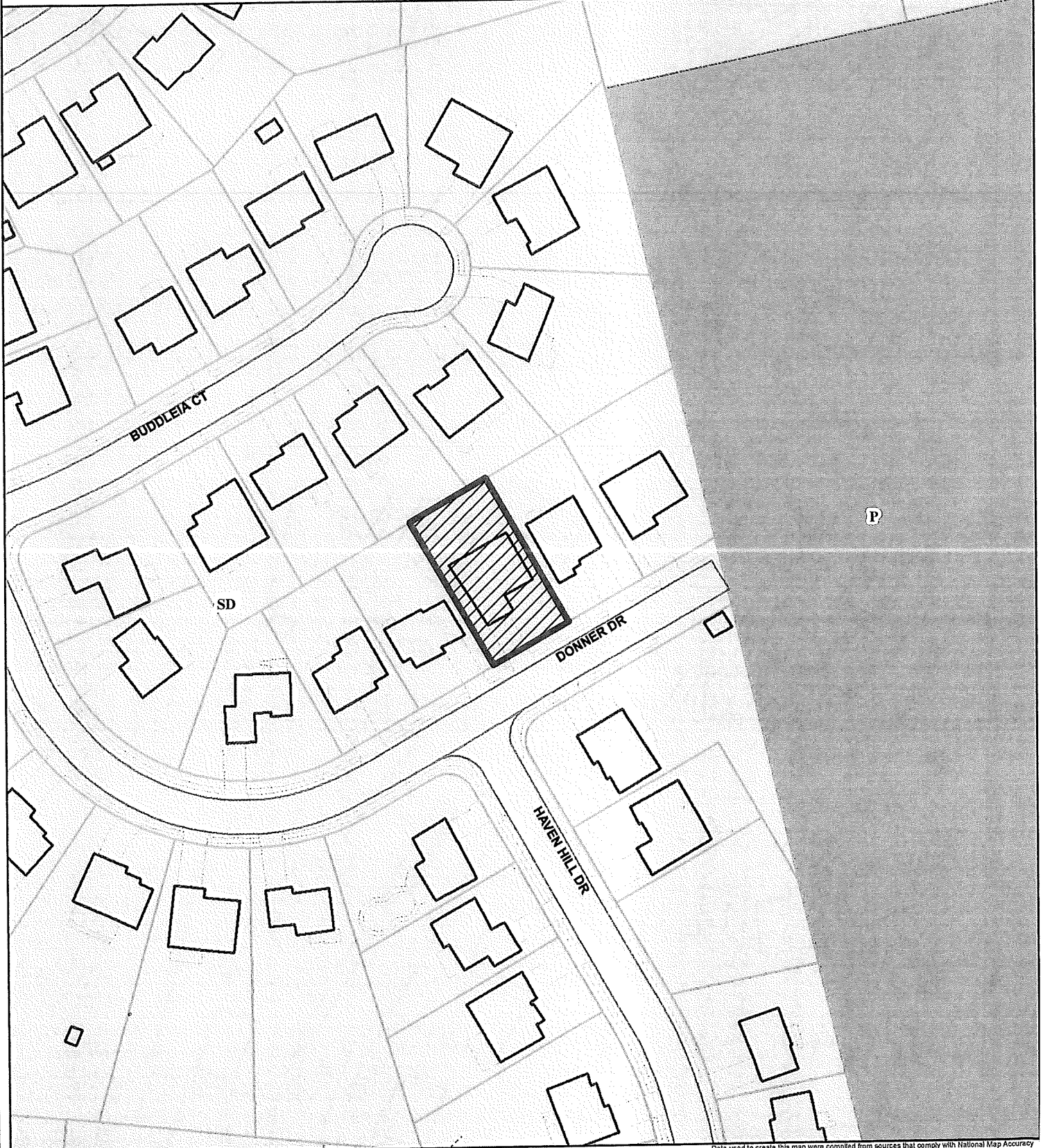
**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: xx/xx/2022  
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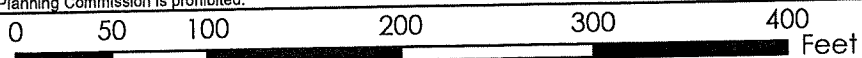
# 2040 Future Land Use Map

www.boonecountygis.com



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1 inch = 100 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: xx/xx/2022  
ArcMap Document: \*.mxd

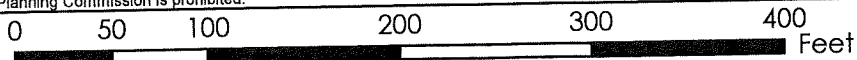
# Noise Contour Map

www.boonecountygis.com



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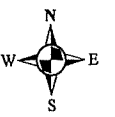
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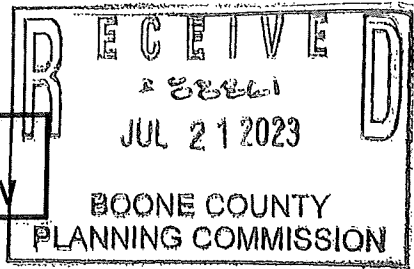
1 inch = 100 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

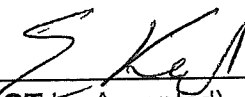
Site Plan Review is not granted by the appropriate Board of Adjustment

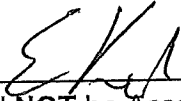
An application consists of all fees paid in full, submitted drawings, and a completed application form

**SECTION A:** (To be completed by applicant)

1. Check One  Boone  Florence  Walton  Union
2. Check One  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use
3. Applicant: Eric Keel  
Address: 1108 Donner Dr.  
Florence KY 41042  
City State Zip Code  
Phone Number: 859-991-7161 Fax Number: \_\_\_\_\_  
Email: erickeel@kw.com
4. Description of Request:  
Short term Rental
5. Name of Development: ek properties
6. Location of Development: 1108 Donner Dr  
Florence KY 41042  
City State Zip Code
7. Acreage Under Review: less than .5
8. Lot Number and Name of Subdivision (if part of a subdivision):  
Haven Hill
9. Current Owner: Eric Keel  
Address: 1108 Donner Drive  
Florence KY 41042  
City State Zip Code  
Phone Number: 859-991-7161 Fax Number: \_\_\_\_\_  
Email: erickeel@kw.com

10. Proposed Use(s) on Site: STR
11. Total Square Footage of Existing and/or Proposed Buildings: 1500
12. Current Zoning: SR-1
13. 1143 267 2057  
Deed Book Page Group Number
14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: \_\_\_\_\_
15. Have you submitted a Site Plan with this request:  Yes  No
16. Have you submitted a list of adjoining property owners with this request:  Yes  No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

**ORIGINAL Property Owner's Signature:**   
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**ORIGINAL Applicant's Signature:**   
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**SECTION B:** (To be completed by Planning Commission staff)

1. Date Received: 7/3, 2023 Fee Received: \$816.00 Receipt #: 88861

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: \_\_\_\_\_

4. Scheduled Board Action Date: \_\_\_\_\_

5. Board Action: \_\_\_\_\_

\_\_\_\_\_ Approved

\_\_\_\_\_ Approved with Conditions (see #6)

\_\_\_\_\_ Denial (See #7)

6. Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Reasons for Denial: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196 Fax: 859-334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)



BOONE COUNTY  
KENTUCKY

# Short Term Rental Unit Permit Application

RECEIVED

JUL 21 2023

BOONE COUNTY  
OCCUPATIONAL LICENSE DEPT.

### Applicant Information

Applicant Name Eric Keel

Home Phone 859-991-7161 Cell 859-991-7161

Mailing Address 1108 Donner Drive

City Florence State KY Zip Code 41042

E-Mail eKeel22@yahoo.com

### Short Term Rental Unit Information

Short Term Rental Address 1108 Donner Drive Florence KY 41042

Number of Bedrooms: 4 Number of off-street parking spaces 4

Maximum Number Occupants Requested 10 (Maximum of 10 occupants)

### Emergency Contact Information (Emergency Contact must be able to respond to property within one (1) hour)

Name Kew Lawson

Mailing Address 854 Willowdale Dr

City Villa Hills State KY Zip Code 41017

Cell Phone 513-325-6885 Alternate Contact Number \_\_\_\_\_

Email Address Klawson@terillium.com

I acknowledge that I understand that a Short Term Rental is defined as the rental of residential dwelling unit, or a portion thereof, for a period of less than 30 days and must comply with all zoning regulations, conditional use permit conditions and the County Short Term Rental Ordinance requirements. ek (initial)









BOONE COUNTY  
KENTUCKY

SHORT TERM RENTAL SAFETY CHECKLIST

Name: Eric and Kathleen Keel  
Address: 1108 Donner Lane  
Phone number: 859-991-7161  
Email: ekeel22@yahoo.com  
Address of STRU: 1108 Donner Drive Florence KY 41042

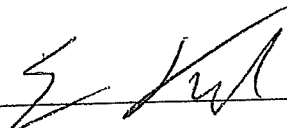
Please Check the Box for EACH Item Attesting that the Required Safety Item is Present on the Premises

1. A fire safety plan shall be posted on each level of the home and inside each bedroom. The fire safety plan shall include the following information:
- Phone number and procedures to report an emergency:
    - Boone Center 911 Emergency
    - Boone Center Non-Emergency 859-371-1234
    - Property Address
  - Floor Plans identifying the locations of the following Exits
    - Primary evacuation routes
    - Secondary evacuation routes
  - Name and phone number of an emergency contact for the property.
2. Portable fire extinguishers
3. The property address must be installed on the exterior of the home in a location that faces the road. The address numbers must be at least 4 inches in height.
4. Gas or other fuel fired appliances must have 36 inches of clearance. (No storage for 3ft)
5. Portable unvented fuel fire heating equipment is prohibited from use (No kerosene heaters)\
6. Electrical outlets, switches, junction boxes and any other electrical boxes must have cover plates.
7. No open unconnected wires are permitted. All open wiring must be in electrical junction boxes
8. Electrical panels require a minimum 36 inches in front of the panel. No storage shall be within this 36 inches.

- 9. Extension cords shall not be used for permanent wiring. Ensure that extension cord usage within the home is only for temporary use.
- 10. Holes in walls, ceilings and doors must be repaired.
- 11. A portable fire extinguisher must be present on every level of the home. A minimum size of 2A10BC is required.
- 12. Smoke Alarms are required to be installed in the following locations:
  - a. In every bedroom
  - b. outside of every bedroom
  - c. On every level of the home
  - d. Smoke detectors more than 10 years old shall be replaced.
- 13. Carbon Monoxide alarms shall be installed in the following locations:
  - a. Outside every bedroom
  - b. On every level of the home
- 14. Every bedroom shall have two means of exit. Either two exit doors or an exit door and window. If a bedroom does not have two means of exit then it may not be used for short term rental. The window must be at least 24 inches high and 20 inches wide. The window may not be more than 44 inches from the floor. A bedroom exit door may not be less than 28 inches in width and 81 inches in height.
- 15. All windows and doors must operate and able to be opened.
- 16. The exterior of all exits shall be free of obstructions.
- 17. Flammable liquid storage in excess of 10 gallons shall be stored in an approved flammable liquids cabinet. No flammable liquids shall be stored under steps.

By signing below, I acknowledge completion of the checklist and have ensured that the structure meets all of the required fire and life safety code requirements as a condition of the rental permit application.

Printed name: Eric Keel Date: 7-21-23

Signature: 



Erie Insurance Group

100 Erie Ins. Pl. • Erie, PA 16530

859-341-7341

KK1562 INDEPENDENCE INS INC

NAMED INSURED

KK1562



ERIC KEEL &  
KATHLEEN KEEL  
1108 DONNER DR  
FLORENCE KY 41042-4757

ERIESECURE HOME POLICY NUMBER  
Q54 8015746

OTHER INTERESTS

SEE REVERSE SIDE FOR CLAIMS DIRECTORY INFORMATION

D 05/06/23

AGENT  
KK1562 INDEPENDENCE INS INC

POLICY NUMBER  
Q54 8015746 KY

DATE DUE PAYMENT DUE  
THIS IS NOT A BILL.  
A SEPARATE BILL  
WILL FOLLOW.

PAYMENT PLAN  
D

ERIE INSURANCE GROUP  
P.O. BOX 1699  
ERIE, PA. 16530

PLEASE DO NOT WRITE BELOW THIS LINE ↓



**CLAIM SERVICE** -- For Claims Service anywhere in U.S. or Canada, call YOUR AGENT or, using the list below, call the Claim Office NEAREST YOUR HOME.

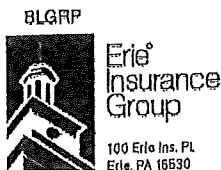
State	*Claim Office	Call Toll-Free
DC	SILVER SPRING	800-492-2709
IL	PEORIA	888-335-3743
IN	FORT WAYNE	800-892-5655
	INDIANAPOLIS	800-624-1620
KY	WEST VIRGINIA	800-642-1948
MD	SILVER SPRING	800-492-2709
	HAGERSTOWN	800-533-5602
NC	CHARLOTTE	800-473-3882
	RALEIGH	800-533-3982
NY	ROCHESTER	800-333-0823
	CANTON	800-362-6541
OH	COLUMBUS	800-282-1702
	ALLENTOWN/BETHLEHEM	800-322-9026
PA	ERIE	877-771-3743
	Home Office(Erie)	800-458-0811
	HARRISBURG	800-382-1304
	JOHNSTOWN	800-241-4209
	MURRYSVILLE	800-553-3367
	PHILADELPHIA	800-821-2902
	WARRENDALE	800-922-1824

State	*Claim Office	Call Toll-Free
TN	KNOXVILLE	888-922-3743
	RICHMOND	800-322-3743
VA	ROANOKE	800-533-3743
	WAYNESBORO	800-542-2250
WI	WAUKESHA	877-750-3743
WV	WEST VIRGINIA	800-642-1948
<p>To report your claim after hours (5:30 p.m. to 8:00 a.m.) or on weekends, please call your Agent or our After Hours Claim Service <b>Toll-Free at 1-800-367-3743</b></p>		
<p><b>FRAUD FINDERS® HOTLINE</b> To confidentially report information on insurance fraud activities, <b>Call our FRAUD FINDERS® HOTLINE</b> <b>Toll-Free at 1-800-368-6696</b></p>		
<p>To report an auto glass claim, call <b>ERIEGlass™</b> <b>Toll-Free at 1-800-552-3743.</b></p>		

\*Our phones answer  
24 hours a day, 7 days a week!

DECLARATIONS

ERIE INSURANCE COMPANY  
ERIESECURE HOME POLICY



RENEWAL DECLARATIONS

AGENT	ITEM 2. POLICY PERIOD	POLICY NUMBER
KK1562 INDEPENDENCE INS INC	06/30/23 TO 06/30/24	Q54 8015746 KY
ITEM 1. NAMED INSURED AND ADDRESS	ITEM 3. OTHER INTEREST	

ERIC KEEL &  
KATHLEEN KEEL  
1108 DONNER DR  
FLORENCE KY 41042-4757

AS LISTED BELOW  
OR ON REVERSE SIDE

AGENT - INDEPENDENCE INS INC 7000 HOUSTON RD STE 26  
\*\*\*\*\* FLORENCE KY 41042 4879  
AGENT PHONE - (859) 341-7341

COVERAGE BEGINS AND ENDS AT 12.01 AM STANDARD TIME AT THE LOCATION OF THE INSURED PROPERTY.

LOCATION OF RESIDENCE PREMISES. ZIP CODE - 41042 4757  
1108 DONNER DR FLORENCE KY.

PROPERTY INFORMATION - PRIMARY RESIDENCE - OWNER OCCUPIED DWELLING, YEAR OF CONSTRUCTION 2003, MASONRY.

AUTOMATIC ADJUSTMENT OF COVERAGE WAS APPLIED TO DWLG.

\* THE AMOUNT OF INSURANCE APPLYING TO THE DWELLING IS THE REPLACEMENT COST AT THE TIME OF THE LOSS, SUBJECT TO POLICY CONDITIONS AND REQUIREMENTS. THE ESTIMATED REPLACEMENT COST OF THE DWELLING IS \$ 336,000.

SECTION I - PROPERTY PROTECTION	AMOUNT OF INSURANCE	PREMIUMS
DWELLING	*GUARANTEED REPLACEMENT COST	\$ 830.00
OTHER STRUCTURES	\$ 67,200	
PERSONAL PROPERTY	\$ 252,000	
LOSS OF USE	LOSS SUSTAINED NOT TO EXCEED 24 CONSECUTIVE MONTHS	
SECTION II - HOME AND FAMILY LIABILITY PROTECTION		
PERSONAL LIABILITY - EACH OCCURRENCE	\$1,000,000	
MEDICAL PAYMENTS TO OTHERS - EACH PERSON	\$ 5,000	
	FULL TERM PREMIUM FOR THIS RESIDENCE - - - - -	\$ 830.00
	FULL TERM ADDITIONAL COVERAGE PREMIUM - - - - -	\$ 282.00
	TOTAL PREMIUM FOR THIS POLICY - - - - -	\$ 1,112.00

KENTUCKY MUNICIPAL TAX - KENTUCKY MUNICIPAL TAX INCLUDES A COLLECTION FEE

	PREMIUM(TAX IN \$)	
MUNICIPALITY	\$ .00	
NONTAXABLE	\$ .00	
MUNICIPAL TAX CHARGED		
TOTAL POLICY PREMIUM		\$ 1,112.00
TOTAL MUNICIPAL TAX		\$ 0.00
KENTUCKY STATE INSURANCE SURCHARGES		\$ 20.02
		\$ 1,132.02

SECTION I DEDUCTIBLE

\$ 1,000

APPLICABLE FORMS - ESHKY 06/18, ES01191 01/16, ES01516 08/22\*, ES01803 05/20,  
ES01897 11/21, UFD544 08/22\*, UFA198 11/12\*, ES00768 11/21, ES00841 10/14,  
ENDT0M, UF4839 06/21, UFB770 10/22\*, UFA301 03/22\*, UFD413 03/22\*.

MORTGAGEE

LN 00010531671

HUNTINGTON NATIONAL& ENDT0M

PO BOX 5072

TROY MI 48007-5072

Q54 8015746

DECLARATIONS

ERIE INSURANCE COMPANY  
 ERIESEURE HOME POLICY

BLGRP



Erie  
 Insurance  
 Group

100 Erie Ins. Pl  
 Erie, PA 16530

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AGENT	ITEM 2. POLICY PERIOD	POLICY NUMBER
KK1562 INDEPENDENCE INS INC	06/30/23 TO 06/30/24	Q54 8015746 KY
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ERIC KEEL &  
 KATHLEEN KEEL  
 1108 DONNER DR  
 FLORENCE KY 41042-4757

NO BUSINESS PURSUITS ARE CONDUCTED AT THE PREMISES, EXCEPT AS FOLLOWS -

APPLICABLE DISCOUNTS AND SELECTED ENDORSEMENTS

PREMIUMS

HOME/AUTO MULTI-POLICY DISCOUNT	INCL ABOVE
YOUR PREMIUM REFLECTS SAVINGS DUE TO A HIGHER DEDUCTIBLE	INCL ABOVE
PREMISES ALARM SYSTEM - LOCAL	INCL ABOVE
ADVANCE QUOTE DISCOUNT APPLIES	INCL ABOVE
ERIESECURE HOME PLUS ENDORSEMENT INCLUDING COVERAGE FOR LOSS CAUSED BY WATER WHICH BACKS UP THROUGH SEWERS OR DRAINS - INCLUDES:	\$ 134.00
\$25,000 IDENTITY RECOVERY AND FRAUD REIMBURSEMENT COVERAGE - \$250 DEDUCTIBLE APPLIES	
OFF PREMISES COVERAGE FOR SERVICE VEHICLES AND OTHER STRUCTURES	
COMPUTER DEDUCTIBLE INCLUDING SMART DEVICES - \$100 DEDUCTIBLE	
ADDITIONAL BUSINESS COMPUTER COVERAGE UP TO \$2,500	
SIDING AND ROOFING RESTORATION COVERAGE UP TO \$10,000	
SEWER OR DRAIN UP TO \$10,000	
INCREASED POLICY LIMITS FOR TREES, DEBRIS REMOVAL AND PERSONAL PROPERTY AT OTHER RESIDENCES	
UNDERGROUND SERVICE LINE COVERAGE - UP TO \$10,000	
INCREASED POLICY LIMITS UP TO \$5,000 FOR THEFT, MISPLACEMENT OR LOSING OF JEWELRY, FURS, SILVERWARE, GUNS AND TRADING CARDS (\$3,000 MAXIMUM LIMIT PER ITEM)	
\$750 FOR MONEY	
\$2,500 FOR EVIDENCE OF DEBT	
\$500 FOR THEFT OF MEDIA FROM A MOTOR VEHICLE	
\$1,000 FOR LOCK REPLACEMENT	
\$2,500 FOR TRAILERS	
\$2,500 FOR WATERCRAFT	
\$1,000 FOR ANIMALS	
\$1,000 FOR AUTOMATIC GARAGE DOOR MALFUNCTION	
\$ 10,000 FOR LOSS ASSESSMENT	
\$ 5,000 FOR BUSINESS PERSONAL PROPERTY	
\$ 40,000 FOR ORDINANCE OR LAW	
24 MONTHS FOR LOSS OF USE	
EARTHQUAKE DAMAGE COVERAGE - DED 10%	\$ 148.00

ENDORSEMENT 0M  
-----

IT IS AGREED THAT THE PRIMARY RESIDENCE MORTGAGEE IS AMENDED TO READ -  
HUNTINGTON NATIONAL BANK ISAOA/ATIMA

Q54 8015746

DECLARATIONS

ERIE INSURANCE COMPANY  
ERIESECURE HOME POLICY



RENEWAL DECLARATIONS

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AS LISTED BELOW  
OR ON REVERSE SIDE

AGENT - INDEPENDENCE INS INC  
\*\*\*\*\*  
AGENT PHONE - (859) 341-7341

7000 HOUSTON RD STE 26  
FLORENCE KY 41042 4879

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FULL TERM ADDITIONAL COVERAGE PREMIUM	- - - - -	\$ 282.00
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KENTUCKY MUNICIPAL TAX - KENTUCKY MUNICIPAL TAX INCLUDES A COLLECTION FEE

MUNICIPALITY	PREMIUM(TAX IN \$)	
NONTAXABLE	\$ .00	
MUNICIPAL TAX CHARGED	\$ .00	
TOTAL POLICY PREMIUM		\$ 1,112.00
TOTAL MUNICIPAL TAX		\$ 0.00
KENTUCKY STATE INSURANCE SURCHARGES		\$ 20.02
		\$ 1,132.02

# INFORMATION

## Emergency Contacts:

- ❖ Eric Keel 859-991-7161
- ❖ Ken Lawson 513-325-6885
- To Report an Emergency - Call 911
- Non-Emergency 859-371-1234
- Property address: 1108 Donner Drive Florence KY, 41042

10 Guests Maximum

No pets

No Parties or events

No Smoking

Parking: There is room for 4 cars in the driveway

## Neighborhood Information:

- Trash Collection on Tuesday Mornings (Trash Cans can be set out Monday night at the end of the driveway).
- Quiet Hours between 10:00PM – 8:00AM

# General Business Certificate

# County of Boone, KY

The person, firm or corporation named below is granted this certificate pursuant to the provisions of the Boone County Tax Ordinance to engage in, carry on or conduct the business, trade, calling, profession, exhibition or occupation.

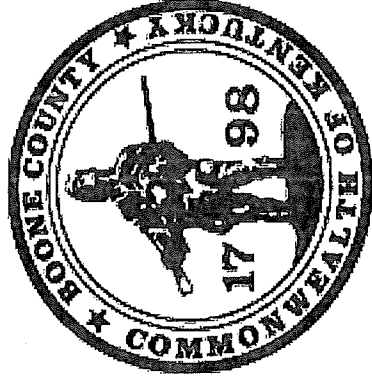
Business Name: EK PROPERTIES LLC

Business DBA:

Business Account No: 034094

Effective Date: 04/27/2023

Expiration Date: 04/15/2024



EK PROPERTIES LLC

C/O ERIC KEEL 1108 DONNER DRIVE  
FLORENCE, KY 41042

To Be Posted in a Conspicuous Place  
NOT TRANSFERABLE

A handwritten signature in cursive script that reads 'Gary W. Moore'.

Gary W. Moore County Judge Executive

# General Business Certificate

# County of Boone, KY

The person, firm or corporation named below is granted this certificate pursuant to the provisions of the Boone County Tax Ordinance to engage in, carry on or conduct the business, trade, calling, profession, exhibition or occupation.

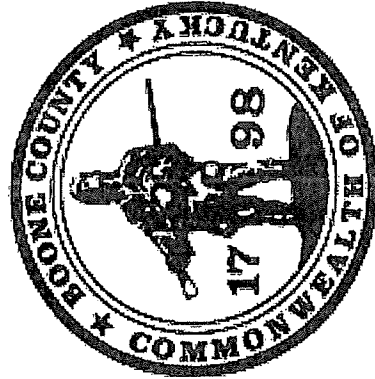
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Business DBA:

Business Account No: 034094

Effective Date: 04/27/2023

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To Be Posted in a Conspicuous Place  
NOT TRANSFERABLE

EK PROPERTIES LLC

C/O ERIC KEEL 1108 DONNER DRIVE  
FLORENCE, KY 41042

Gary W. Moore County Judge Executive



**SECTION 3168 STORM WATER MANAGEMENT, DRAINAGE, AND LOT GRADING**

A. Refer to current BOONE COUNTY SUBDIVISION REGULATIONS.

**SECTION 3170 BASIC DESIGN CRITERIA FOR A STORM DRAINAGE SYSTEM**

A. Refer to current BOONE COUNTY SUBDIVISION REGULATIONS.

**SECTION 3172 BASIC DESIGN CRITERIA FOR STORM WATER DRAINAGE CHANNELS, WATER COURSES, AND EROSION CONTROL**

A. Refer to current BOONE COUNTY SUBDIVISION REGULATIONS.

**SECTION 3174 BASIC DESIGN CRITERIA FOR STORM WATER RUNOFF CONTROL FACILITIES**

A. Refer to current BOONE COUNTY SUBDIVISION REGULATIONS.

**SECTION 3176 DETENTION BASIN STANDARDS AND SPECIFICATIONS**

A. Refer to current BOONE COUNTY SUBDIVISION REGULATIONS.

**SECTION 3180 RESIDENTIAL LOT GRADING AND DRAINAGE**

A. Refer to current BOONE COUNTY SUBDIVISION REGULATIONS.

**SECTION 3182 MAINTENANCE OF RETENTION/DETENTION AREAS**

A. Refer to current BOONE COUNTY SUBDIVISION REGULATIONS.

**SECTION 3184 STORM WATER QUALITY BMP SIZING REQUIREMENTS**

A. Refer to current BOONE COUNTY SUBDIVISION REGULATIONS.

**SECTION 3186 FLOOD HAZARDS**

A. No development shall occur which is not in conformance with local flood protection control regulations adopted pursuant to the U.S. Department of Housing and Urban Development Federal Flood Insurance Program.

**SECTION 3188 WATER SUPPLY AND SEWAGE DISPOSAL**

A. No use, building, or structure shall be conducted or constructed without the infrastructure to insure that sufficient water supply and sewage disposal capacity is available to meet the needs of the particular site's users and to protect the environment.

**SECTION 3190 SOIL EROSION AND SLOPE CONTROL**

A. Refer to current BOONE COUNTY SUBDIVISION REGULATIONS.

**SECTION 3191 STANDARDS FOR SHORT TERM RENTALS (APPLIES TO UNINCORPORATED BOONE COUNTY AND THE CITY OF FLORENCE ONLY)**

A. Except as provided for in ARTICLE 34, there shall be no external on-site or off-site advertising signs or displays indicating the property is a short term rental.

*I will comply with all standards*



9. Permit the use of the short term rental for any illegal purposes or any use not permitted by the residential zoning regulations.
- I. Depending on the scope of improvements, a Zoning Permit or Tenant Finish Permit per **ARTICLE 4**, or a Minor Site Plan or Major Site Plan per **ARTICLE 30**, shall be submitted to and approved by the Planning Commission prior to constructing any improvements and operating a short term rental.

## **SECTION 3192 AIRPORT NOISE CONTOUR - SOUND INSULATION**

- A. Airport Noise Contours are adopted by the Kenton County Airport Board in order to identify:
  1. Existing and future non-compatible land uses based on airport operation and off-airport land uses, which have generated the need to develop a Noise Compatibility Program (NCP).
  2. Changes in non-compatible uses to be derived from proposed NCP measures.
- B. Airport Noise Contours are established in a specific geographic area of the County where consideration of the relationship between land use and airport generated noise is recommended. Airport Noise Levels are defined to encompass areas generally within a "Yearly Day-Night Average Sound Levels," (DNL) value of 65 or higher based upon current or projected aircraft operations while utilizing existing or planned facilities at the Cincinnati-Northern Kentucky International Airport.

### **Section 3192.1 Applicability Of Noise Contours**

- A. The Planning Commission, in its consideration of reviewing and issuing any residential zoning permit and all Site Plan Review applications and subdivision plan/plat reviews, shall consider the impact of aircraft noise on the proposed use and shall advise the applicant of the relationship of the proposed development to existing or projected aircraft noise. Such permit, plan, and plat approvals shall be contingent on the adopted Kenton County Airport Board Noise Exposure Maps and shall involve sound insulation measures.
- B. The Planning Commission shall consider Table 31-2, Land Use Compatibility with Yearly Day-Night Average Sound Levels. This Table identifies land uses that are "normally compatible" or "noncompatible" with various levels of noise exposure. The levels of noise exposure, in yearly day-night average sound levels (DNL) correspond to the contours shown on Airport Noise Exposure Maps. The table indicates compatibility of the land uses with the outdoor noise environment. By comparing the predicted or existing yearly DNL level at a particular site with the values given in the table the range of compatible uses may be determined.
- C. In using the land use compatibility table, the following shall be considered:
  1. DNL contours indicate the boundaries lines between areas of acceptable or unacceptable noise exposures for the various land uses in Table 31-2. The contours do indicate the trend in relative noise levels. However, topography, vegetation, and the location of buildings or walls may often affect the impact of noise on humans at a specific site.
  2. DNL levels may vary somewhat above or below the predicted levels for a particular location, depending upon local topography and vegetation, and upon final aircraft loadings and operations.
  3. When appropriate, noise level reduction may be achieved through incorporation of sound attenuation into the design and construction of a structure to achieve compatibility. However, more specific measurement and analysis is generally advisable prior to incurring the expense of such sound treatment. Also, where appropriate, Noise Level Reduction measures may be taken into account in determining the compatibility of indoor uses or activities. Inasmuch as this implies that windows and doors must be closed and that air conditioning or artificial ventilation must be used, due consideration should be given to the living environment and quality of life before using NLR to place individual residences or schools into a "compatible" designation. Consideration should also be given to the possible impacts upon outdoor and indoor-outdoor living and activities.

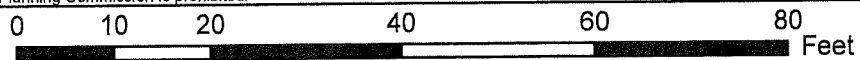
# Boone County GIS Map

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



**Boone County GIS - Putting Northern Kentucky on the Map**

ORDINANCE 2021-21

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT RELATING TO THE ENACTMENT OF LICENSING REGULATIONS FOR SHORT TERM RENTALS.

WHEREAS, the Boone County Fiscal Court previously determined that a need existed to provide regulations for Short Term Rentals (STR) in order to allow property owners to utilize their properties for that purpose in a manner which would not negatively impact the property of others; and

WHEREAS, the Boone County Planning Commission staff conducted a study of the issue and presented their findings to the Boone County Planning Commission; and

WHEREAS, The Boone County Planning Commission approved a series of text amendments to Articles 6, 7, 8, 9, 10, 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

WHEREAS, the regulations contained in this Ordinance will be implemented in conjunction with the text amendments to the Boone County Zoning Regulations adopted in Ordinance 2021-29, which will be enacted concurrently with this Ordinance; and

WHEREAS, the Boone County Fiscal Court has determined that regulations are necessary to protect the public health, safety and general welfare.

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

Section One

The Boone County Code of Ordinances is hereby amended and modified to include the following provisions:

Short Term Rental Requirements

Section 1. Purpose and Applicability

The purpose of this Ordinance is to establish regulations for the registration and use of Short Term Rentals, as defined herein, located in zoning districts in which Short Term Rentals are permitted as a principally permitted use and in zoning districts where Short Term Rentals have been approved as a conditional use and an application for conditional use has been approved by the Boone County Board of Adjustments and Zoning Appeals.

## Section 2. Definitions

The following words, terms or phrases, when used in this Ordinance, shall have the meanings subscribed to them in this section except where the context clearly indicates a different meaning or where a definition is otherwise given:

*Advertise* means the written, audio, oral, or other methods of drawing the public's attention whether by brochure, written literature, or on-line posting to a Short Term Rental in order to promote the availability of the Short Term Rental.

*Local Emergency Contact* means an individual, other than the applicant, who is able and available to respond to emergency calls for services within one (1) hour and who is designated by the owner/applicant to act as the owner's authorized agent if the owner is outside of the immediate area or is otherwise unavailable. The local emergency contact should be available on a 24-hour basis, have access to the Short Term Rental property, and be authorized by the owner to act in the owner's absence to address any complaints, disturbances, and emergencies.

*Owner* means any person, agent, operator, firm, trust, corporation, limited liability company, partnership, or business organization having a legal or equitable interest in the property; or recorded in the official records of the state, county, or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor of the estate of such person.

*Permit* means the Short Term Rental (STR) Permit which all persons must obtain from the County and keep in force in order to operate Short Term Rentals.

*Short Term Rental (STR)* is defined as the rental of a residential dwelling unit, or portion thereof, for a period of less than 30 days. The term does not include:

1. a unit that is used for a nonresidential purpose, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use;
2. a bed and breakfast; or
3. a hotel/residence hotel.

*Residential Zoning Districts*: Includes all Boone County zoning districts for which Short Term Rentals are a permitted use or conditional use.

## Section 3. Short Term Rental Registration Requirements and Permits

No person shall hereafter advertise, offer to rent or rent, lease, sublease, license, or sublicense a residential property within the unincorporated areas of Boone County as a Short Term Rental until an application has been properly made and a permit obtained from the county. STR owners shall obtain and keep in force a Boone County Short Term Rental Permit ("Permit") under the following terms and conditions:

- a) Applications for the Permit shall be submitted to the Boone County Occupational License Office. In zoning districts where STR is identified as a conditional use, an application shall be submitted to the Occupational License prior to applying for a Conditional Use Permit through the Boone County Board of Adjustment and Zoning Appeals. Applications for the Permit will be considered in the order in which they are received by the Occupational License Office. Failure to obtain a Conditional Use Permit from the Boone County Board of Adjustment and Zoning Appeals, within 90 days of the permit application, shall invalidate the application for the permit.

Application forms shall require, but not be limited to, the following information:

- 1) Name, address, phone number, and e-mail address of the owner of the Short Term Rental property.
  - 2) Verification that the applicant is the owner.
  - 3) Name, address, phone number, and e-mail address of the designated Local Emergency Contact.
  - 4) The maximum number of occupants requested for the dwelling unit or sleeping room in accordance with this Ordinance and consistent with the number permitted by zoning regulations.
  - 5) A submission of a sketch floor plan of the dwelling with dimensioned room layout.
  - 6) Self-Safety Inspection Form indicating all proper safety devices are in place and in good working order.
  - 7) Site Plan/Survey of the property indicating maximum number of vehicles that can be legally parked on the property, without encroaching onto street, sidewalks or alleys; other public rights-of-way or public property.
  - 8) Applicant shall provide with the application a certificate of insurance or other valid proof of general liability insurance in an amount not less than one million dollars (\$1,000,000.00) per occurrence which shall remain in effect at all times while engaged in the permitted activity.
  - 9) Applicant shall attest to compliance and remain in compliance with all aspects of applicable provisions of the International Building Code with Kentucky Amendments (adopted edition), NFPA 1124 (National Fire Protection Association, currently adopted edition), and all other applicable state, federal, or local laws or regulations.
- b) Applicant shall obtain an occupational license from Boone County prior to being issued a Short Term Rental Permit and a valid occupational license is required for any subsequent STR renewal.
- c) The Short Term Rental Permit shall be issued for a period that coincides with the calendar year (January 1 - December 31). The initially issued permit shall expire on December 31 of the year it was issued 365 calendar days after its effective date, or upon a date on which the applicant no longer qualifies as an STR Operation as defined herein. The Permit may be renewed for successive 365 calendar year, day periods so long as the applicant continues to qualify for issuance of the Permit. Applications for subsequent STR permits may be filed sixty (60) days prior to December 31 of the current permit year. Applications for renewal periods shall be made to the Occupational License Office on forms approved by the county. The fee for the initial permit period year, payable at the time of application, shall be \$300.00 for the calendar year, pro-rated by month for the period of January 1st to the first (1<sup>st</sup>) day of the month in which the application is received. The fee for any each successive subsequent permit period year, payable at the time of application by January 1, shall be \$200.00.
- d) Upon receipt of an application for renewal of the registration, the County Administrator or other designee may deny the renewal if there is reasonable cause to believe that:
1. The Owner has violated any ordinance of the County or any state or federal law on the premises or has permitted such a violation on the premises by any other person; or
  2. There are grounds for suspension, revocation, or other registration sanction as provided in this Ordinance.
  3. The Owner fails to apply for, be issued or appropriately renew a Boone County Occupational License or timely file occupational license returns or remit appropriate payment.
- e) Any Permit issued under the provisions of this Ordinance may be revoked by the County

Administrator, or their designee, upon a showing that the Permit holder has violated any of the provisions of this Ordinance. Revocation shall be by written notice which describes the reasons for the revocation. The written notice of revocation shall be delivered to the Permit holder in person or by regular mail sent to the address listed on the application. If a Permit is revoked, and the applicant desires to contest the revocation, a hearing before the Fiscal Court may be scheduled by filing with the Occupational License Office a written request for hearing within 15 calendar days of the issuance of the revocation notice. The hearing before the Fiscal Court shall be conducted within 30 days of filing of such request.

#### Section 4. Self Safety Inspection Required

As part of the application process, the owner is required to perform a Short Term Rental Fire Safety Inspection and provide a Checklist for the structure.

#### Section 5. Restrictions on Short Term Rentals

- A. *Use.* Short Term Rentals shall only be permitted consistent with the Boone County Zoning Regulations.
- B. *External Signage.* There shall be no external on-site or off-site advertising signs or displays indicating the property is a Short Term Rental.
- C. *Non-Dwelling Units.* Short Term Rentals shall not be allowed on any area not considered a primary dwelling, i.e. recreational vehicles, tents, garages, boats, etc.
- D. *Limit on occupants allowed.* No more than two (2) adult guests per bedroom, plus no more than two (2) additional adults shall be allowed when renting a property as a Short Term Rental, except that:
  1. There shall be a maximum occupancy of no more than ten (10) persons, adult and children.
  2. Bedrooms under 120 square feet shall be limited to only one adult occupant.
- E. *Limit on number of vehicles.* A minimum of one (1) parking space shall be provided per guestroom or suite. All parking for a short term rental, shall be provided off-street on a paved surface and in conformity with all applicable zoning regulations.
- F. *Advertisement and contracts.* Any advertisement of the property as a Short Term Rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
- G. *Spacing Requirements.* The property on which the Short Term Rental is to be located shall not be closer than one thousand (1,000) feet, measured in a straight line from the nearest property line to the nearest property line on another approved short term rental.
- H. *Other restrictions.* It is unlawful:
  1. To operate or allow to be operated a Short Term Rental without first obtaining a Short Term Rental Permit for the property in which the rental is to occur with the unincorporated limits of the county in accordance with this Ordinance and a Boone County Occupational License;
  2. To advertise or offer a Short Term Rental without first obtaining a Short Term Rental Permit and Boone County Business License;
  3. To operate a Short Term Rental that does not comply with all applicable County and state laws and codes;
  4. To operate a Short Term Rental without paying the required hotel occupancy taxes;
  5. To fail to include a written prohibition against the use of a Short Term Rental for having activity on the premises that includes individuals who are not guests as part of

- the rental agreement in every advertisement, listing, or other publication offering the premises for rent.
6. Knowingly permit the use of the Short Term Rental for any illegal purpose or any use not permitted by Residential Zoning Regulations.

Section 6. Information Brochure

A. *Information to be provided.* Each owner operating a Short Term Rental shall provide to guests information that includes:

1. Owner's twenty-four (24) hour contact information and/or a local responsible party's twenty-four (24) hour contact information, if the property owner is not within the county limits when guests are renting the premises;
2. Pertinent neighborhood information including, but not limited to, parking restrictions, restrictions on noise and amplified sound, and trash collection schedules;
3. Information to assist guests in the case of emergencies posing threats to personal safety or damage to property, including emergency and non-emergency telephone numbers for police, fire, and emergency medical services providers and instructions for obtaining severe weather, natural, or man-made disaster alerts and updates.
4. Policy regarding pet(s).

Section 7. Safety Features

Each Short Term Rental property shall have working smoke detectors in accordance with adopted codes and at least one working carbon monoxide detector and alarm, and one working fire extinguisher. The premises shall otherwise comply with applicable county ordinances.

Section 8. Enforcement, Civil Fine and Lien

- A. The provisions of this Ordinance may be enforced by a Boone County Code Enforcement Officer, Building Inspector or any sworn law enforcement officer.
- B. A notice of violation detailing the ordinance violations shall be served upon the owner of the structure either personally, by hand delivery to an adult eighteen (18) years or older at the premises or by certified mail to the address of record for purpose of payment of real estate taxes. If the whereabouts of such person is unknown and cannot be ascertained after an exercise of reasonable diligence, then an affidavit to that effect may be made and service shall then be by posting in a conspicuous place upon the involved structure and by publication pursuant to KRS Chapter 424, hereafter "publication or publication of notice."
- C. If after seven (7) days of receiving notice of a violation of this ordinance, the owner of property in unincorporated Boone County remains in non-compliance, a citation shall be issued by a Boone County Code Enforcement Officer, Building Inspector or any sworn law enforcement officer and notice provided to the Boone County Occupational License Office. Each day the property is not in compliance shall constitute a separate offense. In every instance where a violation of the same type occurs more than once in a 365 day period at the same premises, a citation shall be issued immediately by the Boone County Code Enforcement Officer, Building Inspector or any sworn law enforcement officer.
- D. *Penalty. Civil Fine.* Any person, persons, corporation or partnership who violate the provisions of this chapter shall be fined \$200 per instance. Any person, persons, corporation or partnership who violate the provisions of this chapter more than once in a 365 day period shall be fined \$500 for each subsequent violation within a 365 day period.
- E. Boone County shall possess a lien on the relevant real property for all assessed and unpaid

- civil fines and for all associated charges and fees.
- F. An appeal of any citation issued under this chapter may be made to the Boone County District Court within thirty (30) days of the date the citation is issued. The appeal shall be initiated by the filing of a complaint and copy of the citation in the same manner as any civil action under the Kentucky Rules of Civil Procedure.

SECTION TWO

If any section or part of any section or any provision of this Ordinance shall be declared invalid by a Court of appropriate jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of said conflict.

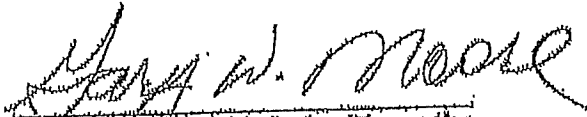
SECTION THREE

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


First Reading - the 26 day of August, 2021

Second Reading - the 14<sup>th</sup> day of September, 2021

Adopted this 14<sup>th</sup> day of September, 2021. Yes 4 No 0

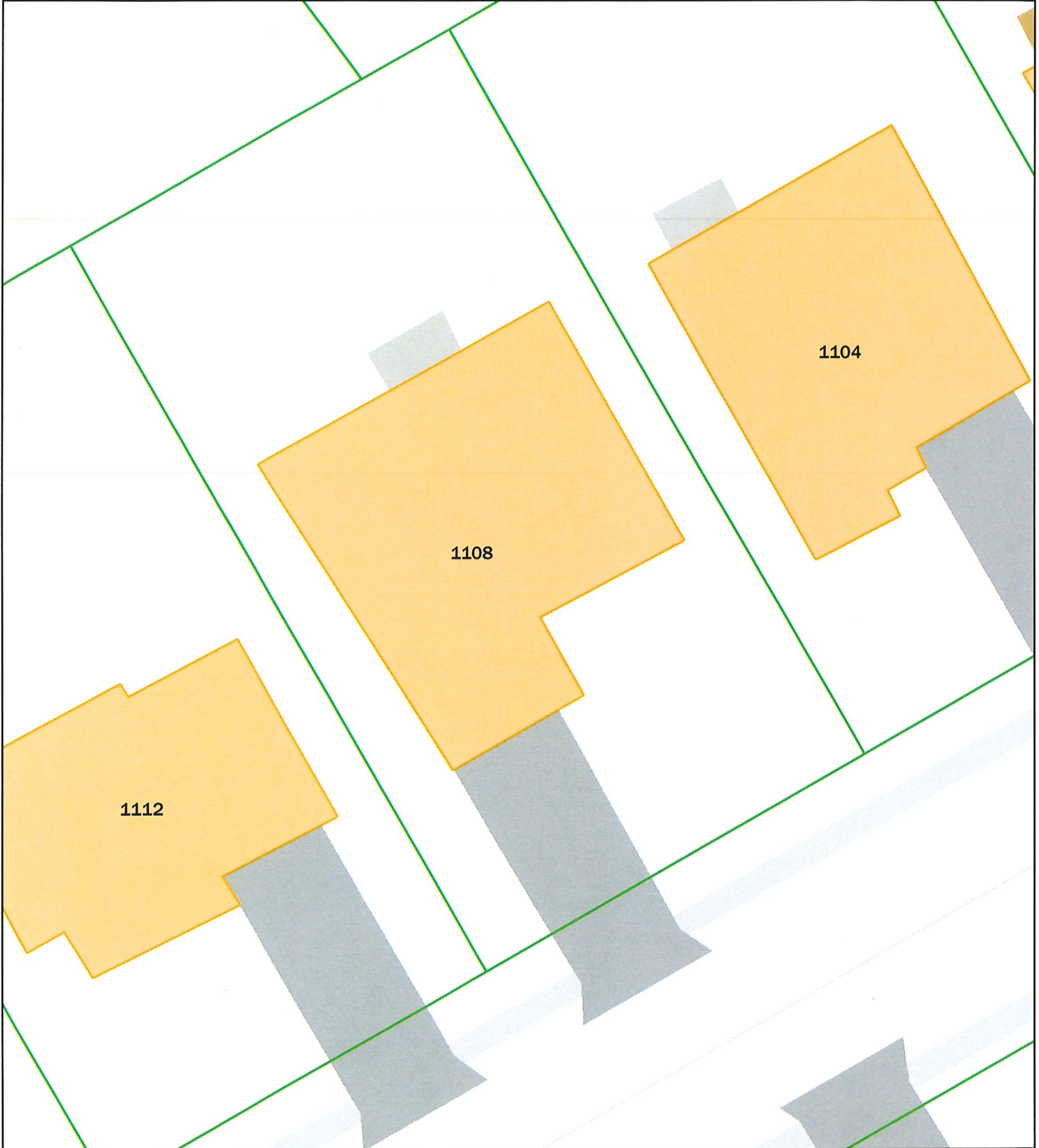
  
GARY W. MOORE, Judge/Executive  
Boone County Fiscal Court

Attest:

  
JEFFREY S. EARLYWINE,  
Acting Fiscal Court Clerk

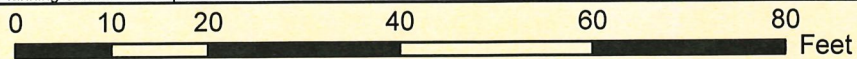
# Boone County GIS Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 20 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2023

Boone County GIS  
ArcMap Document: BMLT\_Boone\_p.mxd



COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE


Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone  
County Planning Commission this 14<sup>th</sup> day of September, 2023.

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Treva L. Beagle  
Notary ID KYNP37603  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2025

This instrument was prepared for recording purposes only by:

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Nicole Dierna  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of September 13, 2023, Certificate of Land Use Restriction (#23-BCBOA-029-A), for Eric Keel, Property Owner(s).

The following conditions will apply:

1. A Zoning Permit shall be submitted to and approved by the Boone County Planning Commission prior to any use of the property as a short-term rental.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 1143

PAGE NO. 267

GROUP NO. 2057