

Rentals, ADUs, and Guest Houses FAQ

The following provides a summary of the City's residential rental requirements but is not intended to replace or supersede the City's Municipal Code or any other adopted City regulation or requirement.

Are short term rentals allowed in Louisville (e.g. VRBO or Airbnb)?

The Louisville Municipal Code prohibits short-term rental of dwelling units. Properties are only allowed to be rented for a monthly or longer leasing period per the City's definition of "dwelling unit" ([Section 17.08.130](#)).

Can I rent out individual rooms in my house?

Louisville Municipal Code allows renting of a room to one person who is not a member of the family residing in the same dwelling unit. This is referred to as a rooming unit.

The rooming unit can occupy no more than one-third of the total floor area of the dwelling unit, may have a private bath, but may not have a separate kitchen for the roomer. The dwelling unit may only have one meter for each utility. See the "Renting of Rooms" Section of the Municipal Code for more information ([Section 17.16.150](#)).

Are Accessory Dwelling Units allowed?

Louisville Municipal Code does not allow Accessory Dwelling Units, or ADUs. Limited residential properties in the R-M and R-H zone district may have an additional, separate Dwelling Unit on a legally subdivided property if the applicable density requirements are met and appropriate permits are obtained. See the Yard and Bulk Requirements table for more information ([Section 17.12.040](#)).

Can I have a detached guest house?

Louisville Municipal Code allows a detached guest house in a residential district as a type of accessory structure. The guest house can be used as occasional housing for guests of the principal dwelling unit, but cannot have cooking facilities or be rented either long-term or short-term. See the Accessory Uses Section of the Municipal Code for more information ([Section 17.16.030](#)).

Definitions from the Municipal Code

- ☐ Dwelling Unit – [Section 17.08.130](#)
- ☐ Family – [Section 17.08.150](#)
- ☐ Guest House – [Section 17.08.210](#)
- ☐ Rooming Unit – [Section 17.08.415](#)

Please contact Planning at 303-335-4592 or Planning@louisvilleco.gov if you have questions on the above information.