

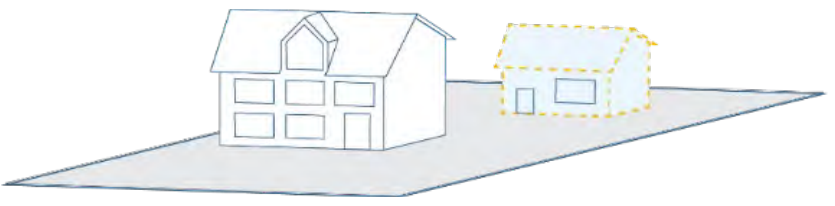
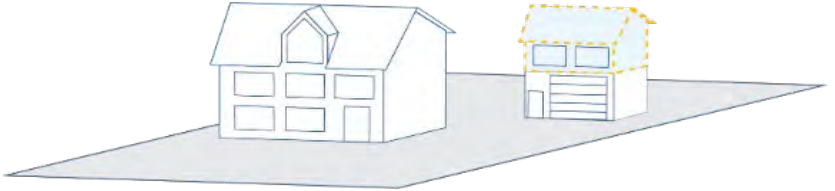
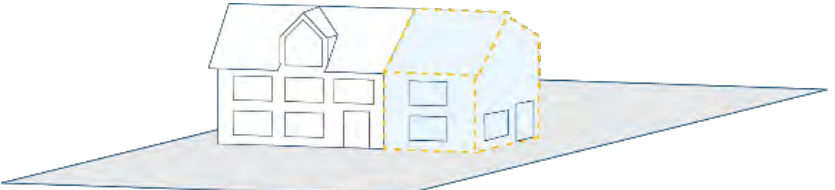
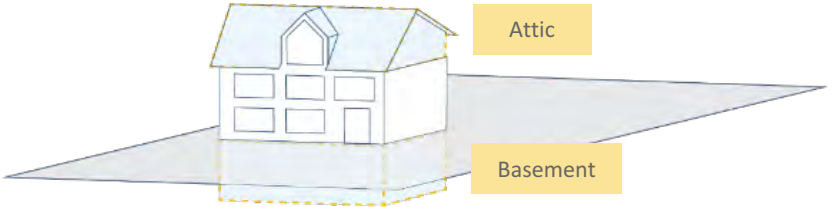
ACCESSORY DWELLING UNITS 2.0

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Types of ADUs

<p>New construction</p>	 A 3D line drawing of a main house with a gabled roof and a dormer. To its right is a smaller, separate structure with a gabled roof, outlined with a dashed yellow border to indicate it is a new addition.
<p>Alteration of existing structure</p>	 A 3D line drawing of a main house. A smaller structure is attached to its side, outlined with a dashed yellow border to indicate it is a new addition to an existing structure.
<p>Addition to an existing structure</p>	 A 3D line drawing of a main house. A larger structure is attached to its side, extending the roofline, outlined with a dashed yellow border to indicate it is a new addition to an existing structure.
<p>Conversion of an existing structure</p>	 A 3D line drawing of a main house. The attic and basement areas are highlighted with a dashed yellow border. Two yellow labels, 'Attic' and 'Basement', are placed to the right of the house, pointing to these areas respectively.



Current Ordinance

OWNER OCCUPANCY	The property owner is required to reside in either the main residence or the ADU.
WHERE ALLOWED	Any zone that allows, and any lot that contains, a single family detached structure. Lots that contain attached, or multi-family housing structures do not allow ADUs.
SHORT-TERM RENTAL (AIRBNB, VRBO, ETC.)	The use of an ADU as a short-term rental is not allowed except by Conditional Use as approved by the Board of Adjustment.
MAXIMUM OCCUPANCY	A maximum of 2 persons plus any related children may reside in the ADU.
SIZE	An ADU shall not: <ul style="list-style-type: none"> • Exceed 800 square feet in any instance • Exceed 50% of the total square footage of the main residence, or 625 square feet (whichever is greater)
NUMBER OF ADUS	A maximum of 1 ADU per lot.
PARKING	No additional parking space is required.
SETBACK	Attached ADUs must comply with the setbacks of the underlying zone for the main residence. Detached ADUs must comply with the setbacks for all accessory structures (18 inches from the property line).
HEIGHT	Attached ADUs must comply with the height of the underlying zone for the main structure. Detached ADUs shall not exceed the height of the main residence.
DEED RESTRICTIONS	Any property with an ADU will have a deed restriction in favor of LFUCG to aid in enforcement efforts, as well as notify new property owner at closing of the requirements for legal ADU ownership.
REQUIRED PRE-APPLICATION MEETING	Before a permit is pulled, the applicant must meet with Planning staff to discuss design consideration, zoning (ND-1 or H-1 overlays), and possible deed restrictions.
COMPLIANCE	No permit shall be issued for an ADU until a Zoning Compliance Permit is issued by the Division of Planning.

Current Ordinance – Detached Units

- (p) Special Provisions:
Detached Accessory Dwelling Units are only permitted in detached structures which:
- (1) Were constructed prior to October 31st, 2021; or
 - (2) Had on file with the Lexington-Fayette Urban County Government, prior to October 31st, 2021, an application for a building permit.



One Year Actual Permitting

Lexington TWO YEAR projections based on these trends assuming application of current proposal:

At 5.8/10,000 people =

~190 ADUs



At 0.58/10,000 people =

~19 ADUs

▪ Louisville, KY

- ADU adoption June 2021
- Population: 633,000
- ADU permits: 40
- ADU permits/10,000 people: .63

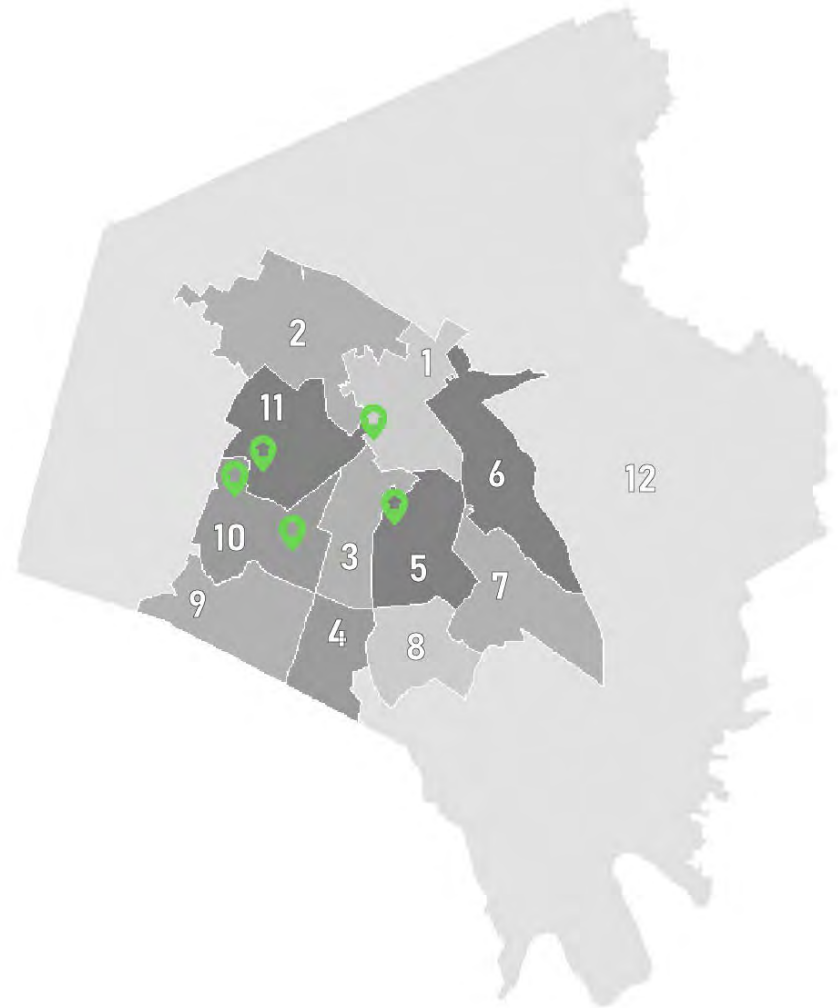
▪ Lexington, KY

- ADU adoption October 2021
- Population: 322,000
- ADU Permits: 5
- **ADU permits/10,000 people: .15**

One Year of ADUs

 **5 Permitted ADUs completed or still under construction**

- **4 Detached conversions**
- **1 Addition, previously permitted by BOA in 1995**
- **Average square footage of 489 sq. ft.**
- **All 5 are studio or 1 BR**





What are applicants concerned about?

- **Cost and availability of contractors / professionals / materials**
- **Preference for new detached ADUs**
- **Lack of flexibility for potential short-term rentals**
- **Water quality permit fee**
- **Owner occupancy requirement**
- **Difficulty for homeowners in permitting and plan review**



How do we encourage construction of ADUs?

- **Greater education on ADUs as a housing option**
- **Ease the process for homeowners**
 - **Improve/streamline permitting process**
 - **Pre-approved site plans**
 - **Develop LFUCG funding sources for low/moderate income families**
- **Improve/Clarify zoning regulations**
 - **Begin update process with Planning Commission and public outreach**
 - **Timeline for Council review, Winter 2023**



OH! I don't want an ADU!

- **Multi-generational shared living**
- **Convenience/Entertaining Kitchen**
- **Wet Bar**



Does a kitchen constitute a dwelling unit?



What does the Zoning Ordinance Say?

- The ZO is silent on how many kitchens you can have...
- ADUs are an option, but heavily restricted.
- Accessory Living Quarters are allowed, but not defined except to say they can't have kitchen facilities and can't be rented.
- Kitchen facilities are defined as:
 - *equipment arranged in a room or some other space in a structure which facilitates the preparation of food, including, but not limited to, a combination of two (2) or more of the following: a range, microwave oven, dishwasher, kitchen sink, or refrigerator.*



How do we meet the demand for shared multigenerational housing?

- **Improve/Clarify zoning regulations**
 - **Define Accessory Living Quarters**
 - **Set parameters for additional kitchen facilities**
 - **Revisit definition of kitchen facilities**
 - **Define wet bar**
 - **Locational/connectivity requirements**

Questions?



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