

ADU ZOTA Update: Community's Response to Proposal

Chris Taylor
*Administrative Officer
Long Range Planning*



Overview

- From Policy Idea to Ordinance Proposal
- Community Response & Public Input
- What's is Coming Up Next?

From Policy Idea to Ordinance Proposal

- **March 2018:** Idea of ADUs for Lexington reemerges in Theme A of the 2018 Comprehensive Plan (& later in Theme D)
- Design Policy #8: Provide varied housing choice.
meet with Planning staff to talk about ADUs
- Density Policy #2: Infill residential can & should aim to increase density while enhancing existing neighborhoods through context-sensitive design.
- **June 2018:** The Senior Services Commission (SSC) requests
Density Policy #5: Provide affordable and/or compact residential options through Accessory Dwelling Units.
- Density Policy #6: Allow & encourage new compact single-family housing types.
July 2018: Kisty Stambaugh, Aging & Disability Services,
Equity Policy #6: Provide flexibility for senior housing through Accessory Dwelling Units.
- Support Policy #8: Build upon the success of the senior citizens' center to provide improved quality of life opportunities for the largest growing population demographic.
- Support Policy #9: Implement creative housing opportunities that are both accessible & affordable for seniors & people with disabilities.

From Policy Idea to Ordinance Proposal

- **March 2018:** Idea of ADUs for Lexington reemerges in Theme A of the 2018 Comprehensive Plan (& later in Theme D)
- **June 2018:** Fayette County Neighborhood Council requests to meet with Planning staff to talk about ADUs
- **June 2018:** The Senior Services Commission (SSC) requests to work with Planning Staff on bringing ADUs to Lexington
- **July 2018:** Kristy Stambaugh, Aging & Disability Services, speaks with the Planning Commission on why ADUs would be a good fit for seniors in Lexington

From Policy Idea to Ordinance Proposal

- **September 2018:** SSC receives AARP grant to produce an ADU manual for Lexington in partnership with Planning staff
- **January 2019:** ADU Manual is released to the public
- **April 2019 – May 2019:** 3 public input meetings are hosted at the Lexington Senior Center
 - Advertised through 1000 commercial slots & social media posts
- **July 2019:** Draft of proposal is released to the public & presented to the Planning Commission
- **August 2019:** Division of Planning hosts public event to discuss concerns/questions about the ordinance with the public

Community Response & Public Input

- Press coverage: **Lexington Herald Leader**

FAYETTE COUNTY

Will allowing granny flats and tiny houses help solve Lexington's housing crunch?

OP-ED

Allowing 'Granny Flats,' tiny homes could cause havoc in areas near UK

OP-ED

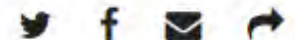
No, proposed ordinance won't create student slums of tiny homes and sheds near UK

LETTERS TO THE EDITOR

Letters to the Editor: This 'granny' says more 'granny flats' would be good for Lexington

BY HERALD-LEADER READERS

AUGUST 22, 2019 10:56 AM, UPDATED AUGUST 22, 2019 02:56 PM



Community Response & Public Input

- Press coverage: ABC 36
 - Article & [interview](#)

PUBLIC INVITED TO SHARE INPUT ON ACCESSORY DWELLING UNITS

By Erica Bivens - August 20, 2019

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Right now, they are not permitted in most residential neighborhoods. The new proposal seeks to amend that regulation.

LEXINGTON, Ky. (WTVQ) – The Lexington Division of Planning will hold a meeting Tuesday on Accessory Dwelling Units, also called ADU's or in-law suites.

The public was invited to several [meetings](#) earlier this year to learn more about ADU's. They're described as a secondary housing unit built on a single-family residential lot.

- Advertisement -

Right now, they are not permitted in most residential neighborhoods. The new proposal seeks to amend that regulation.

Community Response & Public Input

- Press coverage: **WKYT**
 - [Article](#), [staff interview](#), & [event press coverage](#).

Lexington considers plan to keep up with city's future housing demand



By Victor Puente | Posted: Wed 5:47 PM, Aug 14, 2019 | Updated: Wed 10:22 PM, Aug 14, 2019



LEXINGTON, Ky. (WKYT) - As Lexington's population is growing, the city is trying to find ways to keep up with the future housing demand. They've come up with a plan to allow homes called "accessory dwelling units."

The demand is expected to come from the older population. As more seniors look for a place to live, the answer may be in our own backyard.

"We know that there is going to be about 80,000 more people in Lexington in the next 20 years. Bring us up to about the 400,000 mark," said Chris Woodall, manager of Long Range Planning with the City of Lexington.

Woodall says the largest segment of the population increase will be around 30,000 seniors.

"They want to stay where they are, they want to stay in their community but they may need a little more assistance in providing home care is really expensive," said Kristy Stambaugh, Lexington Director of Aging and Disability Services.

Their proposal is accessory dwelling units, also known as granny flats, which would allow residents to have a second dwelling on a single-family residential lot.



The city is proposing a plan to allow homes called "accessory dwelling units" to help with Lexington's future housing demand.

Community Response & Public Input

- Press coverage: **WUKY**
 - [Event press coverage](#) & feature on WUKY's "The Business Side" with Alan Lytle

Concerned And Curious Residents Weigh In On ADU's

By DAN COLLINS • AUG 21, 2019

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Residents gathered last night to offer their input on the Division of Planning's proposal for accessory dwelling units. WUKY's Dan Collins reports.

 Listen
1:32

Listen



Concerned residents gathered at the Lexington Senior Center to discuss a proposal to legalize and regulate accessory dwelling units in and around the city

CREDIT DAN COLLINS

A large group crowded the Lexington Senior Center to discuss the ordinance proposal for ADUs, which are secondary housing units on the same lot as a principal dwelling. Examples include attic or basements suites, housing additions, and even separate structures like tiny houses.

Chris Woodall with the Division of Planning says opinions about the proposal are mixed.

"There's a lot of folks that came out here that were in support of what we were

Community Response & Public Input

- Press coverage: **Smiley Pete Publishing & Fox 56**

August 13, 2019

City Invites Feedback on Proposal to Greenlight Accessory Dwelling Units

by Staff

The Lexington Division of Planning will host a public input session on August 20 at 6 p.m. at the Lexington Senior Center to collect feedback on a new proposal to allow for Accessory Dwelling Units in most urban residential zones.

Accessory Dwelling Units, also called ADUs, are secondary housing units built on a single-family residential lot. Also known as "in-law suites" or "granny flats," ADUs are typically significantly smaller than the primary residence.

Some ADUs, which are often referred to as "In-law suites" or "granny flats," provide housing alternatives for those who wish to age in place by staying in their current homes and neighborhoods. ADUs have also been presented as potentially useful options for those seeking affordable housing, smaller or more accessible housing options and/or assistance from family members or caregivers.

Currently, ADUs are not permitted in most residential neighborhoods and the new proposal would amend that regulation.

The public is invited to offer feedback on the proposal in-person or online.

Registration for the free public input session at the Lexington Senior Center, located at 195 Life Lane, is requested, but not required. Participants can register online at the session's online sign-up page at Eventbrite.

Those unable to attend may view and submit feedback on the proposal online. The deadline to submit online feedback is Aug. 23 at 5 p.m. The city's proposed zone change hearing for the proposal is tentatively scheduled for Sept. 26 at 1:30 p.m.

Company proposes a plan to keep up with housing demands

by Victor Puente | Wednesday, August 14th 2019

AA



LEXINGTON, Ky. (WDKY) - As Lexington's population is growing, the city is trying to find ways to keep up with the future housing demand. They've come up with a plan to allow homes called "accessory dwelling units."

The demand is expected to come from the older population. As more seniors look for a place to live, the answer may be in our own backyard.

"We know that there is going to be about 80,000 more people in Lexington in the next 20 years. Bring us up to about the 400,000 mark," said Chris Woodall, manager of Long Range Planning.

Community Response & Public Input

- Press coverage: **Strong Towns**
 - [Article](#)



THREE CHEERS FOR LEXINGTON'S ADU ORDINANCE

AUGUST 21, 2019
BY NOLAN GRAY

Lexington is in the midst of a mounting housing shortage. Happily for residents and aspiring Lexingtonians alike, the city's planners are taking this [potential affordability crisis](#) seriously. While much of the conversation still centers around whether or not to expand the urban growth boundary, there are still plenty of [opportunities](#) to foster more housing construction in already built-out areas. Last year, for example, Lexington planners made it easier to add more housing in struggling retail hubs like [Turfand](#) and [Hamburg](#).

Continuing this trend, Lexington planners announced a new Accessory Dwelling Unit (ADU) [ordinance](#) earlier this year. An ADU, also known as a "granny flat" or a "casita," is a small extra housing unit that shares a lot with a larger single-family home. These can be attached—typically filling up a disused basement or attic—or detached—as in a disused garage or in a new structure altogether.


Given the low cost to add an ADU to a home, they provide an opportunity to add housing that's inherently affordable to existing neighborhoods, without disrupting community character. This would go a long way toward keeping young professionals and downsizing seniors in Lexington. It would also help to address rising housing demand, as [40,000](#) more Lexingtonians are expected to arrive by 2025.

But let's imagine that you're not a renter or a new arrival: why should you care about ADUs? There are also substantial benefits to current homeowners in allowing ADUs. Many families will now be able to add an ADU to their property to supplement their income. Growing up, the family of a friend who lived in Mt. Vernon did exactly this. This extra income can be especially helpful for seniors, who may have too much space and not enough financial support, which is why the [AARP](#) has been a leader on legalizing ADUs.

Alternatively, ADUs can be used to support multigenerational living, with young adult children or aging parents enjoying an independent living space. My

Community Response & Public Input

- Snapshot of August public input meeting
 - **100+** people in attendance
 - Alternative meeting format
 - Both paper & online options for submitting feedback (online option extended through September)
- **130+** feedback forms submitted so far
 - 50% in support
 - 35% in opposition
 - 15% other



Proposed ADU Ordinance for Lexington - Public Comment Form

Please review the proposed regulations for Accessory Dwelling Units (ADUs) in Lexington and provide any feedback that you may have regarding the different items.

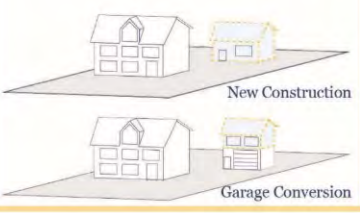
Staff will be stationed around the room **until 7:30p** to answer questions about these topics, to discuss concerns, and to provide more information on the proposed changes.

Name: _____ Email Address: _____
Neighborhood: _____

First, here's our definition of an Accessory Dwelling Unit:

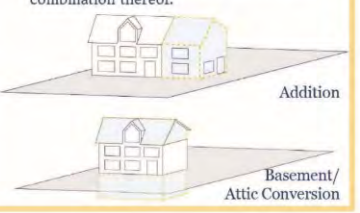
DWELLING UNIT, ACCESSORY (ADU)
A smaller, secondary independent housekeeping establishment on the same lot as a principal dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking, and sanitation. ADUs would be permitted in all urban zones that allow single-family residential uses. There are two types of ADUs:

(a.) Detached structures. Examples include new construction & garages.



New Construction
Garage Conversion

(b.) Attached units are connected to or part of the principal dwelling. Examples include converted living space, attached garages, basements or attics; additions; or a combination thereof.



Addition
Basement/
Attic Conversion

Community Response & Public Input

- **Student Housing**

- “...this would give landlords an opportunity to build dwellings of 800 sf simply to rent to more students who have cars and lack the maturity to be good neighbors.”
- “Personally, I live in a predominately rental area with UK students making up the bulk of renters. I think if you are going to allow ADUs, then in neighborhoods such as mine, a 2 story unit should be allowed with a separate living unit on each floor. It certainly would help elderly people to supplement their small incomes.”

Community Response & Public Input

- **Student Housing**

- Student housing supply is being addressed in significant quantities.
- Small scale construction of ADUs is a tiny fraction of potential student housing.
- Based on experiences in other cities, ADU construction starts slow and total ADUs remain a very small percentage of overall housing units.
- ADUs can provide a stabilizing effect through incremental density for existing neighborhoods.

Community Response & Public Input

- **Short-Term Rentals**

- “Air BnB is a difficult topic that no one fully understands in the long run. Transients can be disturbing to the neighborhood. Enforcement will not be above average.”
- “Long term renters are also concerned about the quality of the place where they live, and allowing both units to be rented out on a long term basis is a good decision. Requiring owner-occupancy for short term rentals only is reasonable and ensures that a lack of hotel capacity results in more hotels rather than a degradation of a neighborhood community.”
- “I think this is also a good idea. It could help to alleviate the fears many have of short term rentals.”

Community Response & Public Input

- **Short-Term Rentals**
 - Separate issue from ADUs
 - Regulated by the Code of Ordinances
 - A council work group is addressing issues

Community Response & Public Input

- **Design & Neighborhood Context**

- “Style and materials should definitely be restricted to conform to the neighborhood's aesthetic value... Creative ADU could mean anything from a log cabin to a spaceship design. This would not be acceptable.”
- “Weak guidelines = unsightly structures built to minimum standards.”
- “I think owners should be free to build attractive units, not necessarily matching the current residence. Owners need a choice of materials & designs of their own.”
- “I appreciate the lack of design review, as the process is often used to completely kill projects rather than as a mechanism to address specific issues. The end result is often exclusionary, and harms vulnerable populations like seniors who depend on affordable housing.”

Community Response & Public Input

- **Design & Neighborhood Context**
 - ADUs as proposed will be small in scale
 - ADUs are required to be placed behind principal structures & set back from adjacent property to minimize the visual impact.
 - Minimal design standards aimed at ensuring ADUs conform to traditional single family characteristics
 - Not dictating style & materials keeps ADUs consistent with treatment of principal structures
 - Everything proposed in this ordinance is already legal to construct, except the kitchen facilities contained within.

Community Response & Public Input

- **Storm & Sanitary Sewers**
 - “Does Lexington have the infrastructure (water, storm sewers, waste sewers, etc.) to support the building of accessory structures? Based on my observation, it does not.”
 - “All of this will impact our environment, sewer systems, storm run-off, trash, etc. Can our city handle it?”

Community Response & Public Input

- **Storm & Sanitary Sewers**
 - Physical elements within the ADU ordinance are already permitted
 - Increases in impervious surfaces & lot coverage are already legal through additions & detached accessory buildings
 - **However -**
 - Existing DWQ ordinances will require all ADUs be reviewed under the Capacity Assurance Program
 - Subject to the CAP permitting requirements & fee

Community Response & Public Input

- Public comments that highlighted the **demonstrated need** for ADUs
 - “I think this is a fantastic idea and proposal. Will open up availability to a lot of people that need it!”
 - “I am very much for allowing ADUs. The population is aging. Aging people want to continue to be as independent as they can. ADUs allow for other family to provide assistance, while still allowing the aging person to have their own space.”
 - “As a single, aging person, I would love to see this approved as I am worried about my housing needs in the future. It would be a relief to be able to have an ADU in a sibling's back yard.”
 - “As the parent of a child with special needs, we need the flexibility to be able to provide either a place where he can live semi-independently when he becomes an adult or to provide a place for a care-giver to live to assist him.”



SO, WHAT'S NEXT?

TIMELINE

AUG 20
Public input
meeting

AUG 29
PC work
session

SEP 5
PC Sub-
committees

SEP 12
Council
workshop

SEP 26
PC Public
Hearing

AUG
Public input &
text revisions

SEP
Sub-committees &
PC vote

Urban
County
Council
Review



QUESTIONS?