

Recd by _____
Date: _____

RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: PLN-ZOTA-23-00007: AMENDMENT TO ARTICLE 1, 3, AND 8 FOR SECOND KITCHENS, ACCESSORY LIVING QUARTERS, AND ACCESSORY DWELLING UNITS – a text amendment to update Articles 1, 3, and 8 of the LFUCG Zoning Ordinance to update the definitions and restrictions regarding second kitchens, accessory living quarters, and accessory dwelling units (ADUs).

Having considered the above matter on **October 26, 2023** at a Public Hearings and having voted **7-3** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL OF THE STAFF ALTERNATIVE TEXT** for this matter for the following reasons:

1. The proposed text amendment is in agreement with the *Imagine Lexington 2045 Goals and Objectives*, Theme A, Goal 1, Objective b to accommodate the demand for housing in Lexington responsibly, prioritizing higher-density, and a mixture of housing types. Accessory dwelling units provide opportunities for gentle density in established neighborhoods.
2. The proposed text amendment is in agreement with the *Imagine Lexington 2045 Goals and Objectives*, Theme A, Goal 1, Objective c to plan for safe, affordable, and accessible housing to meet the needs of Lexington’s aging population and residents with disabilities. Accessory dwelling units and accessory living quarters will support needs for affordable and accessible housing types that accommodate aging in place.
3. The proposed text amendment is in agreement with the *Imagine Lexington 2045 Goals and Objectives*, Theme A, Goal 2 to Support Infill and Redevelopment throughout the Urban Service Area as a strategic component of growth. Accessory dwelling units can provide an infill opportunity available throughout the Urban Service Area, offering equitable access to the entire community.
4. The proposed text amendment is in agreement with *Imagine Lexington 2045 Goals and Objectives*, Theme A, Goal 3, Objective a, to enable existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-use and mixed-type housing throughout Lexington-Fayette County. Making Accessory Dwelling Units a more feasible option will provide greater flexibility to all residents to create and utilize additional dwellings of a modest and compatible scale within a neighborhood context.

ATTEST: This 22nd day of November, 2023.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by **Autumn Goderwis, Principal Planner in the Division of Planning**

OBJECTORS

- Patty Drouse, Joyland Neighborhood.
- Jenny Daily, 136 Burly Avenue
- Walt Gaffield, 2001 Bamboo Drive
- Amy Clark, 628 Kastle Road

OBJECTIONS

- Asked to require owner occupancy for any ADU.
- Concerned this text amendment would undermine the growth of healthy neighborhoods.
- Stated he thought that Staff should be registering any and all ADUs.
- Stated she thought that owner occupancy was essential for ADUs.

VOTES WERE AS FOLLOWS:

AYES: (7) Nicol, Barksdale, Worth, Forester, Michler, Pohl, and Meyer

NAYS: (3) Wilson, Davis, and Owens

ABSENT: (0)

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **Approval of the Staff Alternative** of **PLN-ZOTA-23-00007** carried.

Enclosures: Application
Justification
Staff Report
Planning Commission Recommended Text
Applicable excerpts of minutes of above meeting