

ORDINANCE NO. _____ - 2025

AN ORDINANCE AMENDING THE LEXINGTON-FAYETTE COUNTY ZONING ORDINANCE AS FOLLOWS: AMENDING SECTION 3-13(b) AND APPENDIX SECTION 22A-3(d) AND CREATING APPENDIX SECTIONS 22A-3(c)(5), 22B-5(b)(11), 22B-5(c)(11), AND 22C-4(a)(23), ALL IN ORDER TO ALLOW SHORT TERM RENTALS IN THE PLANNED UNIT DEVELOPMENT (PUD-1, PUD-2, PUD-3) ZONES. (URBAN COUNTY COUNCIL).

WHEREAS, the Lexington-Fayette Urban County Planning Commission considered at a meeting on October 23, 2025, amendments to the text of Section 3-13(b) and Appendix Section 22A-3(d) and additional text proposed as Appendix Sections 22A-3(c)(5), 22B-5(b)(11), 22B-5(c)(11), and 22C-4(a)(23) all in order to allow Short Term Rentals in the Planned Unit Development (PUD-1, PUD-2, PUD-3) zones. The Planning Commission did recommend approval of the text amendments by a vote of 9-0; and

WHEREAS, this Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation of the Planning Commission is attached hereto and incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That Article 3-13(b) of the Lexington-Fayette Urban County Government Zoning Ordinance be and hereby is amended to read as follows:

(b) Except as limited by subsections (k) and (l), the number of Dwelling Units allowed to be utilized as Short Term Rentals per Property:

Zones Allowed	Hosted (Occupancy up to 10)	Hosted (Occupancy >10)	Un-Hosted	# of Dwellings on Property allowed as Short Term Rental Units
Single Family Lots ¹				
R-1A, R-1B, R-1C, R-1D, R-1E, R-1T, R-2, R-3, R-4, R-5, EAR-1, EAR-2, EAR-3, PUD-1, PUD-2	Accessory Use	Conditional Use	Conditional Use	1 dwelling unit or 1 ADU
A-R**	Conditional Use	Conditional Use	Conditional Use (with a maximum size of 10 acres)	Hosted: 1 dwelling unit or 1 FEDU** Or: Un-Hosted: 1 dwelling unit
A-N,** A-B**	Conditional Use	Conditional Use	Prohibited	Hosted: 1 dwelling unit or 1 FEDU
Multi-Family and Group Residential Lots ²				

R-1T, R-2, R-3, R-4, R-5, EAR-1, EAR-2, EAR-3, CN, PUD-1, PUD-2	Accessory Use	Conditional Use	Conditional Use	10% max or 1, whichever is greater
B-1, P-1, MU-1, MU-2, MU- 3	Accessory Use	Accessory Use	Principal Use	25% max. or 1, whichever is greater
B-2, B-2A, B-2B, B-4*, I-1*, I-2*, CC, B-6P, MU-3*, PUD-3	Principal Use	Principal Use	Principal Use	No max.

¹Single Family Lots may include either a detached dwelling unit or a subdivided attached dwelling unit as a principal structure.

²Multi-Family and Group Residential Lots may include condominiums and attached single family dwelling units on one lot.

*When part of an Adaptive Reuse Project, Industrial Reuse Project, or Entertainment Mixed Use Project

**Properties in the A-R, A-B, and A-N zone may be subject to other regulations and restrictions that impact the ability to operate short term rental uses.

Section 2 – That Appendix Section 22A-3(c) of the Lexington-Fayette Urban County Government Zoning Ordinance be and hereby is amended to create the following as subsection (c)(5):

- 5. Hosted Short Term Rentals for 10 or fewer occupants, as regulated by Article 3-13 of the Zoning Ordinance

Section 3 – That Appendix Section 22A-3(d) of the Lexington-Fayette Urban County Government Zoning Ordinance be and hereby is amended to read as follows:

- (d) Conditional Uses. Home occupations and Un-Hosted Short Term Rentals, and Hosted Short Term Rentals for more than 10 occupants shall be the only conditional uses permitted upon approval by the Board of Adjustment.

Section 4 – That Appendix Section 22B-5(b) of the Lexington-Fayette Urban County Government Zoning Ordinance be and hereby is amended to create the following as subsection (b)(11):

- 11. Hosted Short Term Rentals for 10 or fewer occupants, as regulated by Article 3-13 of the Zoning Ordinance

Section 5 – That Appendix Section 22B-5(c) of the Lexington-Fayette Urban County Government Zoning Ordinance be and hereby is amended to create the following as subsection (c)(11):

- 11. Hosted Short Term Rentals, and Hosted Short Term Rentals for more than 10 occupants, as regulated by Article 3-13 of the Zoning Ordinance.

Section 6 – That Appendix Section 22C-4(a) of the Lexington-Fayette Urban County Government Zoning Ordinance be and hereby is amended to create the following as subsection (a)(23):

23. Hosted or Un-Hosted Short Term Rentals, as regulated by Section 3-13 of the Zoning Ordinance.

Section 7 – That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL:

MAYOR

ATTEST:

CLERK OF URBAN COUNTY COUNCIL
PUBLISHED:
1075-25:bgs:4926-8031-5001, v. 1