

In the continued effort to examine and modernize the Zoning Ordinance following the adoption of the 2018 Comprehensive Plan, Planning staff is currently bringing forward Zoning Ordinance Text Amendments to address a multitude of topics, as discussed in Theme E, Accountability Policy #2.

A major component of the 2018 Plan is the need to ensure adequate housing for Lexington's projected population growth, which should result in an additional 80,000 residents over the next 20 years. One small piece of Lexington's overall housing strategy is to address those needs is through the permitting of accessory dwelling units.

Accessory dwelling units are supported within the Comprehensive Plan by the following Goals, Themes, and Policies:

Policies:

Theme A, Density Policy #5: Provide affordable and/or compact residential options through Accessory Dwelling Units.

Theme A, Density Policy #2: Infill residential can and should aim to increase density while enhancing existing neighborhoods through context sensitive design.

Theme D, Support Policy #9: Implement creative housing opportunities that are both accessible and affordable for seniors and people with disabilities.

Goals and Objectives:

Theme A, Goal 1: Expand housing choices.

Objective A: Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development.

Objective B: Accommodate the demand for housing in Lexington responsibly, prioritizing higher density and mixture of housing types.

Objective C: Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents.

Objective D: Create and implement housing incentives that strengthen the opportunities for higher density and housing affordability.

Theme A, Goal 2: Support infill & redevelopment throughout the Urban Service Area as a strategic component of growth.

Theme A, Goal 3.a: Enable existing 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 Fayette County.

Timeline:

September 26: Planning Commission public hearing, public comment portion

October 21: Planning Commission hearing, Commission discussion and vote

November 8: Final report sent to Council