



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Details (With Text)

File #:	1075-25	Version:	1	Name:	PLN-ZOTA-25-00016: AMENDMENT TO THE INDUSTRIAL REDEVELOPMENT PLANNED UNIT DEVELOPMENT (PUD-3) ZONE TO ADD SHORT-TERM RENTALS
Type:	Ordinance	Status:			Approved
File created:	11/7/2025	In control:			Urban County Council
On agenda:	11/20/2025	Final action:			11/20/2025
Enactment date:	11/20/2025	Enactment #:			O-101-2025

Title: 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). Approval of the Staff Alternative Text 9-0 [Div. of Planning, Duncan]

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1 PLN-ZOTA-25-00016 FINAL REPORT, 2. 2-Application, 3. 3-Justification, 4. 4- Applicant's Proposed Language, 5. 5-Staff Report, 6. 6- Staff Alternative Text, 7. 7- PC RECOMMENDED TEXT, 8. 8-Minutes, 9. 1075-25 ZOTA short term rentals in PUD zones 4926-8031-5001 v.1.pdf, 10. O-101-2025

Date	Ver.	Action By	Action	Result
11/20/2025	1	Urban County Council		
11/18/2025	1	Urban County Council	Received First Reading	

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). Approval of the Staff Alternative Text 9-0 [Div. of Planning, Duncan]

[A text Amendment to allow short-term rentals in the PUD-3 zone. Approval of the Staff Alternative Text 9-0 [Div. of Planning, Duncan]]

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 Lots¹				
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 Lots²				
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.

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