

# WHAT'S THE SCOOP ON ADUs?

An overview of the approved regulations

## STATUS OF ORDINANCE

This updated ADU ordinance was adopted by the Urban County Council on December 7, 2023

## DWELLING UNIT, ACCESSORY (ADU)

A smaller, secondary independent housekeeping unit on the same lot as a principal dwelling. ADUs are independently habitable and provide basic requirements of shelter, heating, cooking, and sanitation.

<b>DETACHED UNITS</b>	A detached ADU may be newly constructed or convert an existing compliant accessory structure such as a garage.
<b>WHERE ALLOWED</b>	Any zone that allows, and any lot that contains, a single family detached structure. ADUs are not permitted on lots that contain attached, or multi-family housing structures.
<b>SHORT-TERM RENTAL (AIRBNB, VRBO, ETC.)</b>	An ADU intended to be used as a Short Term Rental (STR) must also comply with <a href="https://www.lexingtonky.gov/sites/default/files/2023-08/STR%20ZOTA.PDF">Article 3-13 (https://www.lexingtonky.gov/sites/default/files/2023-08/STR%20ZOTA.PDF)</a> of the Zoning Ordinance.
<b>MAXIMUM OCCUPANCY</b>	A maximum of 2 persons plus any related children may reside in the ADU.
<b>SIZE</b>	An ADU shall not: <ul style="list-style-type: none"><li>• Exceed 800 square feet in any instance</li><li>• Exceed 50% of the total square footage of the main residence, or 625 square feet (whichever is greater)</li></ul>
<b>NUMBER OF ADUS</b>	A maximum of 1 ADU is allowed per lot.
<b>PARKING</b>	No additional parking space is required.
<b>SETBACK</b>	Attached ADUs must comply with the setbacks of the underlying zone for the main residence. Converted detached ADUs must comply with the setbacks for all accessory structures (18 in from the property line).
<b>HEIGHT</b>	Attached ADUs must comply with the height of the underlying zone for the main structure. Converted detached ADUs shall not exceed the height of the main residence.
<b>REQUIRED PRE-APPLICATION MEETING</b>	Before a permit is pulled, the applicant must meet with Planning staff to discuss design consideration, zoning (ND-1 or H-1 overlays), and possible deed restrictions.
<b>COMPLIANCE</b>	No permit shall be issued for an ADU until a Zoning Compliance Permit is issued by the Division of Planning.

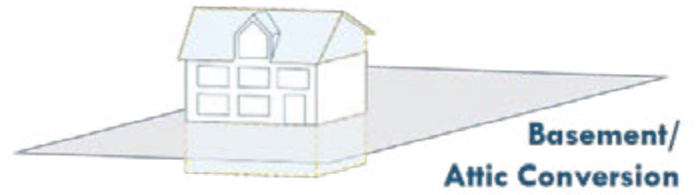
## TYPES OF ADUs

While the style and configuration of ADUs will vary from site-to-site, there are two main types of ADUs that each project in Lexington may be categorized into:

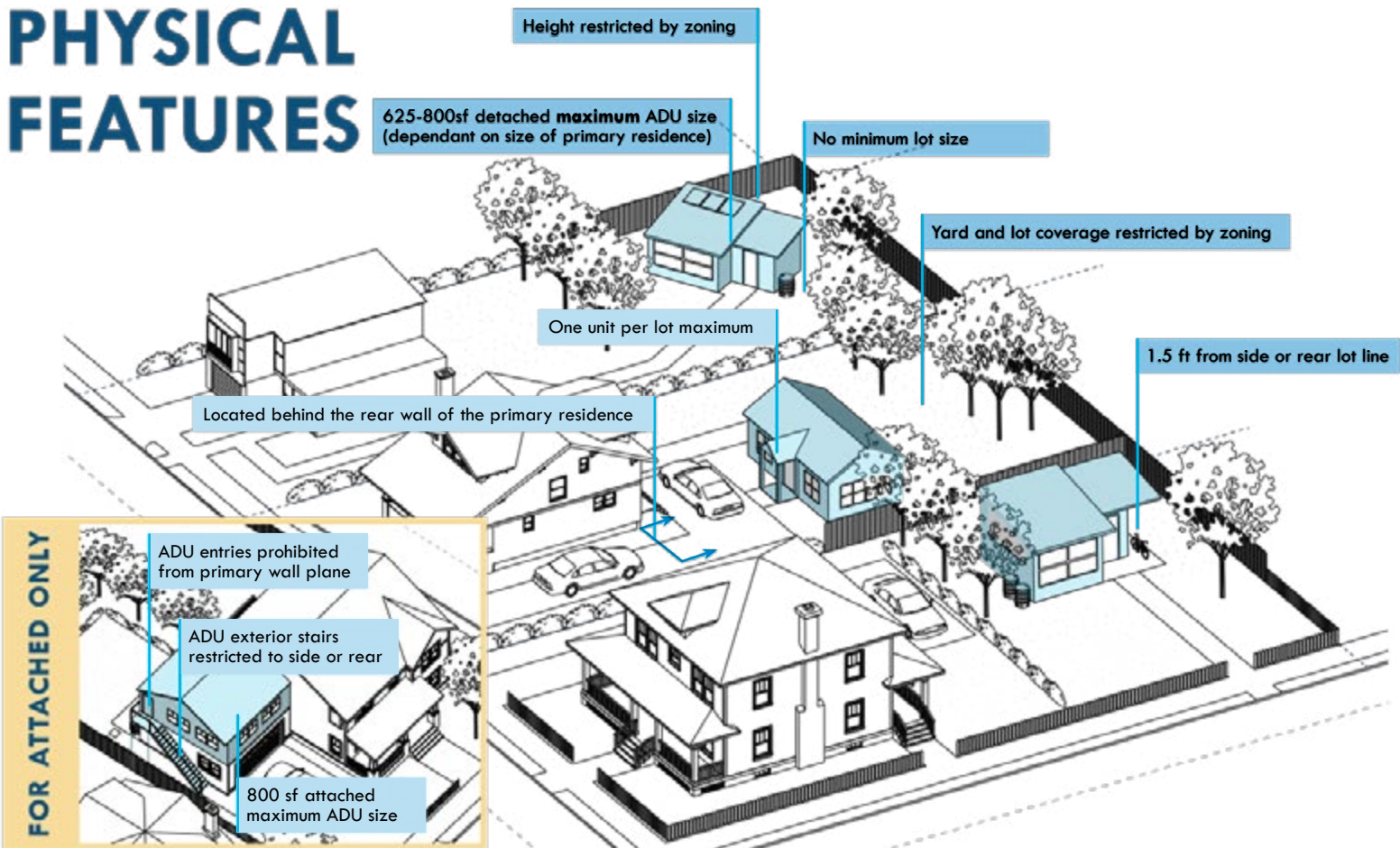
**Converted detached structures.** Examples include garages or other accessory structures



**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.



## PHYSICAL FEATURES



For a complete look at this proposal, including the full draft text, presentations, and a downloadable version of the “Homeowner’s Guide to Accessory Dwelling Units,” please visit - [imaginelexington.com/ADU](http://imaginelexington.com/ADU)