

WHAT'S THE SCOOP ON ADUS?

An overview of proposed regulations

STATUS OF PROPOSAL

The proposed ordinance was placed in the Planning and Public Safety Committee of the Urban County Council in Nov. 2019 and is currently under review.

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.

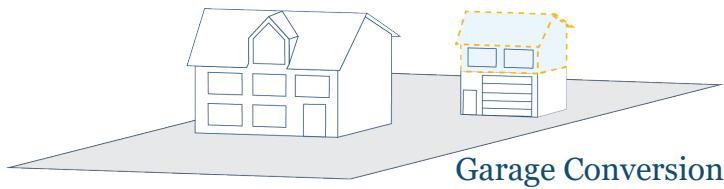
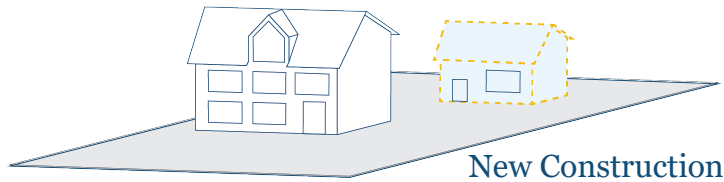
PROPOSED ORDINANCE SAYS...

OWNER OCCUPANCY	The property owner is required to reside in either the main residence or the ADU.
WHERE ALLOWED	Any zone that allows, and any lot that contains, a single family detached structure. Lots that contain attached, or multi-family housing structures do not allow ADUs.
SHORT-TERM RENTAL (AIRBNB, VRBO, ETC.)	The use of an ADU as a short-term rental is not allowed except by Conditional Use as approved by the Board of Adjustment.
MAXIMUM OCCUPANCY	A maximum of 2 persons plus any related children may reside in the ADU.
SIZE	An ADU shall not: <ul style="list-style-type: none">• Exceed 800 square feet in any instance• Exceed 50% of the total square footage of the main residence, or 625 square feet (whichever is greater)
NUMBER OF ADUS	A maximum of 1 ADU per lot.
PARKING	No additional parking space is required.
SETBACK	Attached ADUs must comply with the setbacks of the underlying zone for the main residence. Detached ADUs must comply with the setbacks for all accessory structures (18 inches from the property line).
HEIGHT	Attached ADUs must comply with the height of the underlying zone for the main structure. Detached ADUs shall not exceed the height of the main residence.
DEED RESTRICTIONS	Any property with an ADU will have a deed restriction in favor of LFUCG to aid in enforcement efforts, as well as notify new property owner at closing of the requirements for legal ADU ownership.
REQUIRED PRE-APPLICATION MEETING	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.
COMPLIANCE	No permit shall be issued for an ADU until a Zoning Compliance Permit is issued by the Division of Planning.

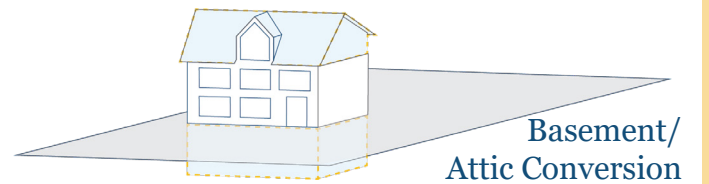
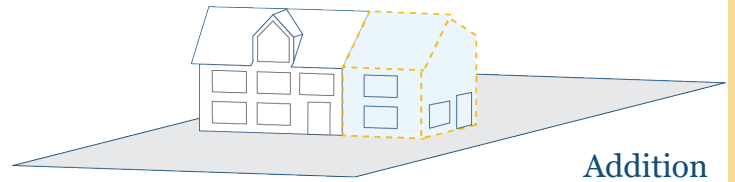
TYPES OF ADUs

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

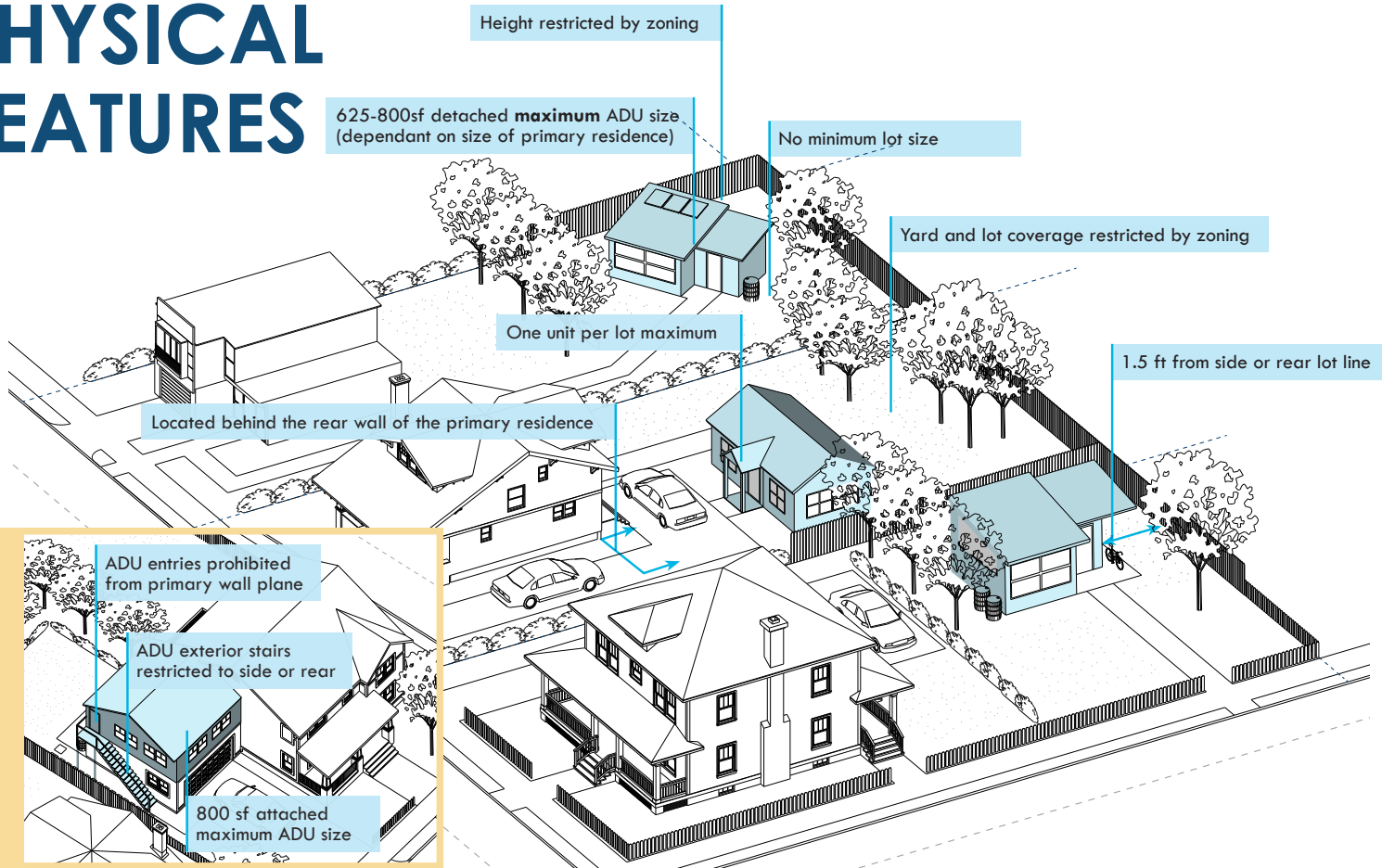
Detached structures. Examples include new construction & garages.



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