

DRAFT ACCESSORY DWELLING UNIT ORDINANCE

§ 156.059 ACCESSORY DWELLING UNITS (ADUs)

(A) Purpose. The purpose of this section is to permit accessory dwelling units as a housing option while maintaining compatibility with residential neighborhoods.

(B) Definition. An Accessory Dwelling Unit (ADU) is a self-contained dwelling unit located on the same lot as a lawful single-family dwelling, containing independent living facilities for sleeping, eating, cooking, and sanitation, and designed to function as a subordinate residential unit.

(C) Permitted ADUs. One (1) accessory dwelling unit is permitted on any lot containing a lawful single-family dwelling in all residential zoning districts, subject to compliance with all standards of this section.

(D) Types of ADUs. Accessory dwelling units may be either:

(1) Integrated ADUs: Developed within the principal structure, including interior conversions or additions.

(2) Detached ADUs: Located within a detached accessory structure.

(E) General Standards

(1) Maximum Size. An ADU shall not exceed eight hundred (800) square feet of habitable floor area and shall be subordinate in size to the principal dwelling unit. Notwithstanding the foregoing, an accessory dwelling unit created entirely within the existing footprint of a detached garage or other lawfully existing accessory structure may exceed eight hundred (800) square feet, provided that:

(a) The accessory structure existed prior to the effective date of this ordinance;

(b) No expansion of the structure occurs for the purpose of creating or enlarging the ADU; and

(c) The resulting ADU remains clearly subordinate to the principal dwelling unit in scale and appearance.

(2) Rental Duration. An ADU shall not be rented, leased, or otherwise occupied for periods of less than thirty (30) consecutive days.

(3) Separate Conveyance Prohibited. An ADU shall not be sold, deeded, or otherwise conveyed separately from the principal dwelling unit.

(4) Permanent Foundation. All detached ADUs shall be constructed on a permanent foundation.

(5) Code Compliance. All ADUs shall comply with all applicable building, fire, health, and sanitation codes. Manufactured housing used as an ADU shall comply with all applicable federal and state manufactured housing standards and installation requirements, including KRS 227.540.

(F) Location and Compatibility

(1) Setbacks and Yard Placement. Detached ADUs shall comply with all setback, yard, and dimensional requirements applicable to accessory structures within the zoning district. Detached ADUs shall not be permitted in front yards.

(2) Exterior Compatibility. A detached ADU shall be designed to maintain substantial exterior compatibility with the principal dwelling, including consistency in building materials, roof pitch and form, general architectural style, and exterior finishes or colors. Compatibility shall not require the structures to be identical but shall ensure that the ADU remains visually subordinate and complementary to the principal dwelling.

(G) Utilities

(1) Existing Principal Dwellings. Notwithstanding §54.05, an accessory dwelling unit added to an existing principal dwelling may be permitted to share utility service connections and meters with the principal dwelling, subject to approval by the city in accordance with applicable utility service regulations.

(2) New Construction. Where a principal dwelling and an ADU are constructed simultaneously, each dwelling unit shall be required to connect to utilities on a fully metered basis with separate meters and billing accounts in compliance with §54.05.

(H) Manufactured Housing

(1) A manufactured home may be used as a detached ADU only if it:

(a) Was manufactured on a date not to exceed five (5) years prior to the date of installation;

(b) Is installed on a permanent foundation;

(c) Is installed and connected to utilities in compliance with KRS 227.540 and all applicable state installation requirements;

(d) Has a minimum width of twenty (20) feet at its narrowest measurement; and

(e) Meets all other requirements of this section applicable to detached ADUs.

(2) Recreational vehicles, travel trailers, campers, prefabricated sheds or utility buildings, or other movable or temporary structures shall not be permitted as accessory dwelling units.

(l) Parking. Notwithstanding any other provision of this code, no additional off-street parking spaces shall be required for an accessory dwelling unit beyond that required for the principal dwelling.