

100.2101 Density development projects in county containing consolidated local government -- Restrictions -- Definitions.

- (1) As used in this section, unless the context otherwise requires:
- (a) "Accessory dwelling unit" means a smaller, secondary dwelling unit located on the same lot as a principal dwelling, which provides complete, independent living facilities;
 - (b) "Density development project" means any proposed residential development project that:
 - 1. Contains multifamily housing; and
 - 2. If approved would result in an increase in:
 - a. Fire department or emergency medical service response times for current residents in the vicinity of the project; or
 - b. Traffic and congestion on roads accessing the development that would reduce the level of service on the most adjacent arterial, collector, or access road a full letter grade, or reduce level of service below grade D on those roads;
 - (c) "Level of service" means a qualitative measurement of traffic conditions graded on an A to F scale as set out in the Highway Capacity Manual as published by the Transportation Research Board;
 - (d) "Multifamily housing" means any residential housing type other than single-family homes and accessory dwelling units; and
 - (e) "Traditional single-family home zone" means a zone that, as of January 1, 2025, did not include multifamily homes as a permitted use.
- (2) In a county containing a consolidated local government, any density development project that is proposed in a traditional single-family home zone shall be treated as if it were an amendment to the zoning map, and shall be subject to the procedures set forth in KRS 100.211, 100.2111, 100.212, 100.213, and 100.214, including approval by the legislative body, except a planning unit shall not use the alternative regulation for zoning map amendment under KRS 100.2111 when considering a density development project.

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History: Created 2025 Ky. Acts ch. 56, sec. 3, effective June 27, 2025.