

1 AN ACT relating to planning and zoning.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 100 IS CREATED TO
4 READ AS FOLLOWS:

5 *(1) For purposes of this section, unless context otherwise requires:*

6 *(a) "Density development project" means any proposed residential development*
7 *project that:*

8 *1. Contains multi-family housing; or*

9 *2. If approved would result in an increase in:*

10 *a. Fire department or emergency medical service response times for*
11 *current residents in the vicinity of the project; or*

12 *b. Traffic and congestion on roads accessing the development that*
13 *would reduce the level of service on the most adjacent arterial or*
14 *collector roads below a D grade or access road below a C grade;*

15 *(b) "Level of service" means a qualitative measurement of traffic conditions*
16 *graded on an A to F scale as set out in the Highway Capacity Manual as*
17 *published by the Transportation Research Board;*

18 *(c) "Multi-family housing" means any residential housing type other than*
19 *single-family homes; and*

20 *(d) "Traditional single-family home zone" means a zone that as of January 1,*
21 *2025, did not include multi-family homes as a permitted use.*

22 *(2) In an area that has adopted planning and zoning pursuant to this chapter, any*
23 *density development project that is proposed in a traditional single-family home*
24 *zone shall be treated as if it were an amendment to the zoning map, and shall be*
25 *subject to the procedure set forth in KRS 100.211, 110.2111, 110.212, 110.213,*
26 *and 110.214, including approval by the fiscal court or legislative body, except a*
27 *planning unit shall not use the alternative regulation for zoning map amendment*

1 under KRS 100.2111 when considering a density development project.

2 ➔SECTION 2. A NEW SECTION OF KRS CHAPTER 383 IS CREATED TO
3 READ AS FOLLOWS:

4 In an area that has adopted planning and zoning pursuant to KRS Chapter 100, a
5 property owner shall not lease or allow to be occupied any multi-family housing unit or
6 accessory dwelling unit located on a lot that contains a single-family home and which
7 is located in a traditional single-family home zone as defined in Section 1 of this Act,
8 unless the owner primarily resides in the single-family home on the lot.