

1 AN ACT relating to duplexes.

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) As used in this section, "duplex" means a residential structure divided into two*  
6 *(2) separate dwelling units each with its own entrance.*

7 *(2) Duplexes shall be considered a permitted use in all residential zones and shall not*  
8 *be subject to permitting or review under to this chapter beyond that required for*  
9 *single-family homes.*

10 *(3) A planning unit shall not adopt or enforce any regulation or ordinance that:*

11 *(a) Prohibits duplexes in residential zones;*

12 *(b) Imposes requirements on duplexes that are more restrictive than those*  
13 *placed on single-family homes; or*

14 *(c) Assesses any fees in addition to those required for single-family homes.*

15 *(4) This section shall not be construed to prohibit a planning unit from adopting or*  
16 *enforcing ordinances or regulations generally applicable to all dwelling units.*