

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.