

**SCOTT COUNTY FISCAL COURT
ORDINANCE NO. 26 - 04**

**AN ORDINANCE AMENDING THE GEORGETOWN-SCOTT COUNTY ZONING
ORDINANCE REGARDING ACCESSORY DWELLING UNITS**

WHEREAS, the Georgetown-Scott County Planning Commission conducted a properly advertised public hearing on April 9, 2026, during which the Planning Commission received staff recommendations, heard public comment, and recommended adoption of the following amendments to the Georgetown-Scott County Zoning Ordinance regarding Accessory Dwelling Units in Scott County; and

WHEREAS, the Scott County Fiscal Court agrees with the recommendation of the Planning Commission; and

WHEREAS, pursuant to KRS 67.083(k), the fiscal court shall have the power to carry out governmental functions necessary for the operation of the county by enacting ordinances in performance planning, zoning, and subdivision control according to the provisions of KRS Chapter 100;

NOW, THEREFORE, BE IT ORDAINED BY THE SCOTT COUNTY FISCAL COURT:

SECTION ONE

Article II, Section 2.1 of the Georgetown-Scott County Zoning Ordinance, entitled "Definitions," is hereby amended to add a definition of "Accessory Dwelling Unit (A.D.U.)" and to amend the definition of "Agricultural Uses," to be codified consistent with the numbering system and formatting of the Zoning Ordinance and to read as follows:

2.1 DEFINITIONS

ACCESSORY DWELLING UNIT (ADU): A separate dwelling unit, containing habitable space, bathroom(s), and a kitchen, with a single-family dwelling or a separate structure associated with a single-family dwelling which is incidental and subordinate to the primary residential use of the property. Accessory dwelling units are further defined as follows:

- A. **ACCESSORY DWELLING UNIT, DETACHED:** Those accessory dwelling units that are lawfully constructed within existing outbuildings, or stand alone, where the ADU does not share a common wall with the primary residential dwelling unit. ADUs that are connected to a primary residential structure only by a covered breezeway or similar appurtenant structure shall be considered detached.
- B. **ACCESSORY DWELLING UNIT, ATTACHED:** Those accessory dwelling units that share a common wall or floor/ceiling with the primary dwelling unit and do not meet the definition of detached accessory dwelling unit.