



## **The Fayette Alliance**

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Elizabeth Knox van Nagell

LFUCG Planning Commission  
200 East Main Street  
Lexington, KY 40507

February 12<sup>th</sup> 2009

Dear Chairman Vaughn and Planning Commissioners,

I am writing this letter on behalf of The Fayette Alliance. The Fayette Alliance is a coalition of agricultural, neighborhood, and development interests whose aim is to promote urban and rural vitality in Lexington-Fayette County.

Farmland preservation, the promotion of our signature agricultural industries, and the revitalization of Lexington's urban core are essential pillars of The Fayette Alliance's mission—and more importantly, to Fayette County's future prosperity.

As you know, the LFUCG Council is proposing a text amendment (ZOTA 2009-2) to Article 1-11 of the Zoning Ordinance that will change the definitions of a dwelling unit

and an extended stay hotel to limit the time period for rental of residential dwelling units. The proposed changes are as follows:

**DWELLING UNIT**-One room or rooms connected together, constituting a separate, independent housekeeping establishment for occupancy by a family as owner, by rental or lease on a ~~weekly~~, monthly or longer basis, **or for a period of time between one week and one month no more than four times per year**; physically separated from any other rooms or dwelling units which may be in the same building, and containing independent kitchen and sleeping facilities.

**EXTENDED STAY HOTEL**-Multiple family dwelling(s) with **the majority of the** rental or lease of **units** less than one **month in duration** week, provided ~~such that~~ rentals or leases of less than one week shall comprise less than 50% of the total dwelling unit(s) within the structure(s).

(Note: Text underlined indicates an addition; text deleted through indicates a deletion to the current Zoning Ordinance)

If adopted, this text amendment will allow home rentals on a monthly basis or for a period between one week and one month (up to four times a year) in Fayette County. Such rental requirements will address some of the temporary housing needs of major local events—such as the 2010 World Equestrian Games and the annual Keeneland and Fasig-Tipton thoroughbred sales. On the other hand, it will also prohibit home rentals for a period of time less than one week— discouraging the presence of disruptive, transient non-residential renters in agricultural areas and neighborhoods; an emerging phenomenon as real-estate markets weaken and rental properties increase in number.

As such, this text amendment achieves the delicate balance of advancing local tourism and individual property rights, while promoting stability and safety in our rural landscape and residential community.

Accordingly, The Fayette Alliance joins the LFUCG Planning Staff in recommending approval of ZOTA 2009-2.

Thank you for your consideration and dedication to responsible land-use planning.

Respectfully,

Knox van Nagell

Cc: Chris King, Director, LFUCG Div. of Planning  
Councilman Ed Lane, 12<sup>th</sup> District Representative, LFUCG Council

