

ORDINANCE NO. _____ - 2026

AN ORDINANCE AMENDING SECTION 23A-10 OF THE ZONING ORDINANCE, RELATING TO THE ECONOMIC DEVELOPMENT ZONE, TO ALLOW ADDITIONAL SUPPORTIVE USES AND ACCESSORY USES, AND AMENDING THE SPECIAL PROVISIONS RELATED TO RESIDENTIAL USES AND MIXED-USE BUILDINGS.

WHEREAS, at a Public Hearing held on May 28, 2026, a proposed text amendment to Section 23A-10, relating to the Economic Development Zone, was presented to the Urban County Planning Commission; said Commission recommending approval of the proposed text amendment by a vote of 9-0; and

WHEREAS, the Urban County Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation form of the Planning Commission is attached hereto and incorporated herein by reference;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That Section 23A-10(b) of the Lexington-Fayette Urban County Government Zoning Ordinance be and hereby is amended, in pertinent part, to read as follows:

Sec. 23A-10 – Economic Development (ED) Zone.

...

(b) *Principal Uses.*

.....

15. Supportive uses, as further regulated by Section 23A-10(j).

....

g. Dwelling units, when located within a mixed-use building, as further regulated by Section 23A-10(j)12.

....

l. Multi-family dwellings and townhouses, three (3) or more units as further regulated by Section 23A-10(j)12.

...

t. Athletic club facilities.

Section 2 – That Section 23A-10(c) of the Zoning Ordinance be and hereby is amended, in pertinent part, to add the following:

Sec. 23A-10 – Economic Development (ED) Zone.

...

(c) Accessory Uses

....

11. Self-service laundry or laundry pick-up stations, including clothes cleaning establishments of not more than forty (40) pounds capacity and using a closed-system process.

Section 3 – That Section 23A-10(j)12 of the Zoning Ordinance be and hereby is amended, in pertinent part, as follows:

Sec. 23A-10 – Economic Development (ED) Zone.

....

(j) Special Provisions.

....

12. Supportive uses shall be principal permitted uses, regulated subject to the following requirements:

- a. Supportive uses shall not exceed a maximum of eighteen percent (18%) of the otherwise permitted floor area within a development, as identified on the associated final development plan. Supportive uses within Mixed Use buildings shall count toward the maximum permitted floor area of supportive uses herein but not count toward the residential use maximum identified below in Article 23A-10(j)(12)(b) and (d). Residential uses located above the first floor of a Mixed Use building shall not count towards the supportive use maximum identified above because they will be limited by Article 23A-10(j)(12)(e) and (f). Structures dedicated solely to residential use shall not count toward the supportive use maximum because they will be limited by Article 23A-10(j)(12)(b) and (d).
- b. Solely residential land uses shall not exceed eight and one-half percent (8.5%) of the gross land area within a development, as identified on the associated final development plan.

...

- d. The maximum density for townhouses (3 or more units attached) shall be 12 dwelling units per gross acre, not to exceed 360 total townhouses. The maximum density of multi-family dwellings not included within a Mixed-Use building shall be 24 dwelling units per gross acre, not to exceed 360 total multi-family dwellings.
- e. The total number of dwelling units, including within Mixed Use buildings, shall not exceed 720 total dwelling units within a development, as identified on the associated final development plan.
- f. A minimum of fifteen percent (15%) of the floor area of the first floor of a Mixed Use building shall be a principal or supportive use other than a residential use.
- g. When Mixed-Use buildings contain parking within the structure, the ground floor of the parking within the building shall count towards the supportive use maximums identified in Section 23A-10(j)(12)(a).

Section 4 – That if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unlawful by a court of competent

jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 5 – That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL:

MAYOR

ATTEST:

CLERK OF URBAN COUNTY COUNCIL
PUBLISHED:

0575-26:bgs:4936-0703-5826, v. 1