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Lexington-Fayette Urban County Planning Commission  
200 East Main Street  
Lexington, KY 40507

Re: Requested Text Amendment

Dear Members of the Planning Commission:

I represent Bharatiya Temple and Cultural Center, 3050 North Cleveland Road. We are requesting a text amendment to allow construction of outdoor shelters in conjunction with places of worship in the A-R zone.

In the A-R zone, places of worship are allowed as conditional uses, limited to 10,000 square feet. On a ten-acre tract, this means that less than 2.5% of the lot can be covered with a building.

We are requesting a text amendment that would allow accessory structures, without permanent walls, to be built accessory to a house of worship, limited to 35% of the floor area of the principal structure. This would allow an outdoor picnic-type structure accessory to churches and places of worship.

The amendment we are requesting would add the following sentences to the end of Section 8-1(d)(19) to read as follows:

Places of religious assembly may erect accessory structures, without permanent walls, provided that the size of the accessory structures shall not exceed thirty-five percent (35%) of the floor area of the principal structure. The accessory structures shall not count against the otherwise allowed 10,000 square feet for a principal structure.

Bharatiya Temple and Culture Center is the Hindu temple for Central Kentucky. As part of Hindu religious observance, outdoor dinners are required. Presently, the Temple rents tents in order to have these outdoor events. Rental of the tents is costing well over \$10,000 per year.

The Temple would like to construct a picnic shelter, without permanent walls, to allow it to hold these events in a permanent locale, out of the rain.

This text amendment would also, of course, apply to other places of worship in the A-R zone. For all such religious assemblies, this text amendment would provide rain shelter for outdoor activities, it would allow picnic shelters, gazebos and buildings accessory to athletic fields, and it would allow religious observances to be held outdoors as required by some traditions (including the Hindu tradition). In short, it would allow outdoor utilization of the property without increasing the impact on the land. The maximum sized shelter allowed would result in less than 1% coverage of a ten-acre lot. For a 40-acre lot, it would result in less than one-quarter of 1% coverage. As mentioned above, permanent walls would not be allowed.

This text amendment would allow better utilization of outdoor areas, while preserving the open landscape of the A-R zone.

Thank you for your consideration of this text amendment request.

Sincerely,



Richard V. Murphy  
Attorney for Bharatiya Temple and Cultural  
Center

RVM/prb

Letter to Planning Commission 12-29-17.docx