



AN ORDINANCE CREATING CHAPTER XIII IN ARTICLE 18 OF THE CODE OF ORDINANCES OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT TO AUTHORIZE COUNCIL DESIGNATION OF PEDESTRIAN ORIENTED BUSINESS DISTRICTS TO ELIMINATE OR MODIFY OFF-STREET PARKING REQUIREMENTS.

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

Section 1 – That Article 18 of the Code of Ordinances of the Lexington-Fayette Urban County Government is hereby amended to create Chapter XIII to read as follows:

**CHAPTER XIII: COUNCIL DESIGNATION OF PEDESTRIAN ORIENTED BUSINESS DISTRICTS; ELIMINATION OR MODIFICATION OF OFF-STREET PARKING REQUIREMENTS** – Within the defined Infill and Redevelopment Area, the Urban County Council may through passage of an ordinance define certain specific areas as a Pedestrian-Oriented Business District. In any such designated area, the Council may waive up to 100% of all required off-street parking. The following requirements and procedures shall be applicable:

18-184. Any such district shall contain contiguous properties of at least 600' feet of continuous frontage along a public street. Boundaries should terminate at each end at an intersecting public street. Although the district may include residential properties, eligible properties for the parking reduction shall only be those properties zoned in non-residential or mixed-use zoning categories.

18-185. Residential uses or tracts within the district will not be eligible for reduction or waiver of required off-street parking.

18-186. The Council shall find that the predominant character of the area is of a pedestrian nature and that the strict application of minimum parking would be detrimental to maintaining the unique character of the business area.

18-187. The Council shall consider the impact of the creation of such a district on nearby residential areas, and shall be required to find that the creation of the district, in conjunction with any restriction applied under 18-188 below, will not unduly harm the character of nearby residential areas.

18-188. The Council may establish alternative minimum off-street parking requirements in the district as deemed necessary to mitigate any negative impact.

18-189. In conjunction with the creation of a district, written notice shall be provided to nearby residents and neighborhood associations as required for a zone map amendment.

18-190. In any such District, the parking provisions of

the District as approved will take precedence over any parking-related provisions of the Zoning Ordinance.

Section 2 – That a proposed amendment to Article 16 of the Zoning Ordinance shall be initiated to read as follows:

**16-11 EFFECT OF PEDESTRIAN-ORIENTED BUSINESS DISTRICT** – For any such district created under Code of Ordinances Article 18 Chapter XIII, the provisions of the district will take precedence over any off-street parking requirements or related provisions contained in the Zoning Ordinance.

Section 3 – That this Ordinance shall become effective on the date of its passage.

**PASSED URBAN COUNTY COUNCIL: April 26, 2012**

MAYOR



ATTEST:

  
Clerk of Urban County Council

PUBLISHED: May 3, 2012-1t

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# ZONING ORDINANCE

(Note: Underlined text below indicates an addition to the Zoning Ordinance.)

## ARTICLE 16: GENERAL REGULATIONS FOR PARKING, LOADING AREAS, GARAGES, AUTOMOBILE SERVICE STATIONS, VEHICLE SALES LOTS AND STACKING AREAS

16-11 EFFECT OF PEDESTRIAN-ORIENTED BUSINESS DISTRICT – For any such district created under Code of Ordinances Article 18, Chapter XIII, the provisions of the district will take precedence over any off-street parking requirements or related provisions contained in the Zoning Ordinance.

This section is intended to clarify the effect of a pedestrian-oriented business district created under Code of Ordinances Article 18, Chapter XIII. The purpose of this section is to clarify the effect of a pedestrian-oriented business district designation by the Urban County Council.

Copies of the staff report on this matter will be available two - three weeks prior to the scheduled public hearing which will begin at 1:30 pm on Thursday, August 23, 2012. The hearing will be held at the Floor Council Chambers, Government Center Building, at 200 East Main Street, Lexington, Kentucky.

If you are no longer interested in the designated contact for your Neighborhood Association, please contact the Planning Commission at 101 East Vine Street, 7th Floor, or call 258-3480 during regular office hours 8:00 AM to 5:00 PM, Monday through Friday.

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Urban County Planning Commission  
101 East Vine Street  
Lexington, KY 40507  
Planning Services Section