

ORDINANCE NO. \_\_\_\_ - 2026

AN ORDINANCE MODIFYING THE CONDITIONAL ZONING RESTRICTIONS TO ALLOW ADDITIONAL PRINCIPAL, ACCESSORY, AND CONDITIONAL USES IN THE EXISTING CORRIDOR BUSINESS (B-3) ZONE FOR 1.16 NET (1.88 GROSS) ACRES, FOR PROPERTY LOCATED AT 532 AND 550 SOUTH BROADWAY AND 659 PLUNKETT STREET. (KENNETH V. LITTRELL; COUNCIL DISTRICT 3).

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WHEREAS, at a Public Hearing held on March 12, 2026, a petition for a zoning map amendment modifying the conditional zoning restrictions to allow additional principal, accessory, and conditional uses in the existing Corridor Business (B-3) zone for 1.16 net (1.88 gross) acres, for property located at 532 and 550 South Broadway and 659 Plunkett Street, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 8-0; 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 the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a modification of the conditional zoning restrictions to allow additional principal, accessory, and conditional uses in the existing Corridor Business (B-3) zone for 1.16 net (1.88 gross) acres, for property located at 532 and 550 South Broadway and 659 Plunkett Street, being more fully described in Exhibit “A,” which is attached hereto and incorporated herein by reference.

Section 2 – That, under the provisions of Article 6-7 of the Zoning Ordinance, the following conditional zoning restrictions shall continue to apply to the subject property:

1. The following uses shall be prohibited:
  - a. Establishments and lots for the display, rental, and sale of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.
  - b. Automobile refueling stations and service stations.
  - c. Drive-through facilities for the sale of goods or products or provision of services otherwise permitted herein.
  - d. Adult entertainment establishments.
  - e. Minor automobile truck repair and service.
2. Signage shall be as permitted and regulated in the B-1 zone.

3. Outdoor speakers shall be prohibited.

These conditional zoning restrictions are appropriate and necessary in order to ensure compatibility with the adjoining residential uses, and to preserve the character of the downtown corridor.

Section 3 – That the Lexington-Fayette Urban County Planning Commission is directed to show this amendment on the official zone map atlas and to make reference to the number of this Ordinance.

Section 4 – That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL:

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MAYOR

ATTEST:

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CLERK OF URBAN COUNTY COUNCIL  
PUBLISHED: