

ORDINANCE NO. _____ - 2020

AN ORDINANCE CHANGING THE ZONE FROM A SINGLE FAMILY RESIDENTIAL (R-1D) ZONE TO NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 0.061 NET (.095 GROSS) ACRES, FOR PROPERTY LOCATED AT 706 AURORA AVENUE. (SCHILLING PROPERTIES; COUNCIL DISTRICT 3).

WHEREAS, at a Public Hearing held on June 25, 2020, a petition for a zoning ordinance map amendment for property located at 706 Aurora Avenue from a Single Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone, for 0.061 net (.095 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 8-0; and

WHEREAS, this 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 change in zone for property located at 706 Aurora Avenue from a Single Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone, for 0.061 net (.095 gross) acres, more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

Section 2 - That the granting of this zone change is made subject to the following use restrictions as conditions of granting the zone change:

Under the provisions of Article 6-7 of the Zoning Ordinance, the property shall be subject to the following use and buffering restrictions via conditional zoning:

- a. Prohibited Uses
 - i. Drive-Through Facilities
- b. Outdoor speakers or the amplification of live music shall be prohibited on the subject property.
- c. Lighting shall be a maximum of 10 feet in height and shall be shielded and directed away from the neighborhood adjacent to the property.

These restrictions are appropriate and necessary for the following reasons:

1. To reduce the potential impact of allowable neighborhood business uses on the adjacent

- neighborhood.
2. To reduce the potential impact of lighting and sound on the adjacent neighborhood.

Section 3 - That the Lexington-Fayette Urban County Planning Commission is directed to show the 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:

MAYOR

ATTEST:

CLERK OF URBAN COUNTY COUNCIL
PUBLISHED: