

In the continued effort to examine and modernize the Zoning Ordinance following the adoption of the 2018 Comprehensive Plan, Planning staff is currently bringing forward Zoning Ordinance Text Amendments to update the zone intents (Articles 8, 10, 11, 22, and 23).

The proposed text amendment is consistent with and supported by several of the Themes, Policies, Goals and Objectives of the 2018, as follows:

Policies:

Theme E, Accountability Policy #2: Modernize the Zoning Ordinance to reflect the direction of the 2018 Comprehensive Plan, proactively planning for the next 20 years of growth.

Theme E, Accountability Policy #3: Implement the Placebuilder, which includes criteria for zone change applications, based upon the goals and objectives, to ensure development compliance with the Comprehensive Plan.

Goals and Objectives:

Goal 2: Implement the 2018 Comprehensive Plan.

Timeline:

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| July 13 | Notice mailing |
| August 4 | Planning Commission Zoning Committee meeting |
| August 25 | Planning Commission public hearing |
| September 9 | Final report sent to Council |

**STAFF REPORT ON PETITION FOR ZONING ORDINANCE TEXT AMENDMENT****PLN-ZOTA-22-00015: AMENDMENT TO ARTICLES 8, 10, 11, 22, AND 23 TO UPDATE THE INTENT STATEMENTS FOR ZONING CATEGORIES**

APPLICANT: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: (Note: Text underlined indicates an addition to the existing Zoning Ordinance; text ~~stricken through~~ indicates a deletion.) SEE ATTACHED**STAFF REVIEW:**

The purpose of this text amendment is to update the “intent” statement for numerous zoning categories to more clearly align with the adopted Comprehensive Plan. Intent statements are included for each zoning category and are meant to explain the location, criteria and/or purpose of the zone. This text amendment includes proposed changes to Articles 8, 10, 11, 22, and 23 of the LFUCG Zoning Ordinance.

Since zoning regulations were adopted in Lexington in 1930, the goal of the Zoning Ordinance has been to implement the adopted Comprehensive Plan, as well as other adopted Community Plans of Lexington-Fayette Urban County. By doing so, Lexington has established regulations that are meant to promote the public health, safety, and general welfare of the community and to facilitate orderly and harmonious development for the whole of the Urban County. These regulations seek to improve the appearance of our community, buffer between differing intensities of land uses, protect, preserve and promote the aesthetic appeal and character of neighborhoods, limit the impacts of noise, air, and visual pollution, further fair housing choice and the purposes behind the Federal Fair Housing Act, and protect our environmentally sensitive areas. Whereas the Ordinance as a whole provides these regulations, each zone within the Zoning Ordinance provides a description of its purpose or intent of the zoning category, and the appropriate situation of that zone.

In 2013, the Lexington-Fayette Urban County shifted the approach to the Land Use Element of the Comprehensive Plan. The elimination of the Land Use Map, and the change to a focus on land use policy recommendations when discussing future land use changes resulted in a more flexible approach to the changing needs of a growing community. However, this shift also left a discontinuity with the Zoning Ordinance. This discontinuity continued with the adoption of the 2018 Comprehensive Plan, which sought to provide a more focused approach to land use changes.

Each of the urbanized zoning categories provides a reference to the appropriate location of the zone, stating that the zone should be at locations recommended by the Comprehensive Plan. This language was more appropriate when Lexington utilized a specified Land Use Map, which designated certain land uses for specified properties and most land use categories had a one to one connection to a zoning category. The current Comprehensive Plan allows for greater flexibility and asks that an applicant take stock of both the historical development of the property, the surrounding land uses, the potential future changes, and the needs of Lexington as a whole. The current Comprehensive Plan also provides greater guidance on specific attributes of the zones that are being requested and provides a greater reference back to the Goals, Objectives, and Policies when considering zone map amendments.



The need to update the intent statements for the majority of the urbanized zones is due to three factors: technical and legal reasons, practical reasons, and an effort to provide greater transparency. The proposed text changes will provide greater consistency between Lexington's adopted documents and remove references to defunct future land use categories from past Comprehensive Plan methodologies. The shift from the Land Use Map to a policy decision for zone map amendments was an important change that has allowed for our community to meet our future needs. The proposed text will also modernize the language of the Zoning Ordinance to reflect current and anticipated land use practices and to strengthen the vital link between the Comprehensive Plan and Zoning Regulations. Finally, the proposed text changes will provide greater transparency to the community as to the purpose of zones and can provide a foundation to any future text amendments to zones.

In addition to the aspects described above, the proposed text is also in agreement with the Goals, Objectives, and Policies of the 2018 Comprehensive Plan. First, the proposed text is imperative to the implementation of the 2018 Comprehensive Plan (Goal 2). Appropriate connections between the Zoning Ordinance and the modern Comprehensive Plan is essential to the implementation of needs and desires of the Lexington community as outlined within the Comprehensive Plan. The proposed language will also update the Zoning Ordinance to reflect the direction of the 2018 Comprehensive Plan, proactively planning for the next 20 years of growth (Theme E, Accountability Policy #2). Finally, the proposed language will allow for the implementation of the Comprehensive Plan and the Placebuilder, which includes criteria for zone change applications, based upon the goals and objectives, to ensure development compliance with the Comprehensive Plan (Theme E, Accountability Policy #3).

The Staff Recommends: **Approval** of the proposed text amendment to the Zoning Ordinance, for the following reasons:

1. The proposed text changes will provide greater consistency between Lexington's adopted documents and remove references to defunct future land use categories from past Comprehensive Plan methodologies.
2. The proposed text will also modernize the language of the Zoning Ordinance to reflect current and anticipated land use practices and to strengthen the vital link between the Comprehensive Plan and Zoning Regulations.
3. The proposed text changes will provide greater transparency to the community as to the purpose of zones and can provide a foundation to any future text amendments to zones.
4. The proposed text amendment is in agreement with the 2018 Comprehensive Plan's Goals, Objectives, and Policies, for the following reasons:
 - a. An accurate and modern Ordinance is imperative to the implementation of the 2018 Comprehensive Plan (Goal 2).
 - b. The proposed language will update the Zoning Ordinance to reflect the direction of the 2018 Comprehensive Plan, proactively planning for the next 20 years of growth (Theme E, Accountability Policy #2).
 - c. The proposed language will allow for the implementation of the Comprehensive Plan and the Placebuilder, which includes criteria for zone change applications, based upon the goals and objectives, to ensure development compliance with the Comprehensive Plan (Theme E, Accountability Policy #3).



ARTICLE 8-5. SINGLE FAMILY RESIDENTIAL (R-1A) ZONE**EXISTING:**

8-5 INTENT - The intent of this zone is to provide for single family detached residences and supporting uses. The zones should be located in areas of the community where services and facilities will be adequate to serve the anticipated population. The Comprehensive Plan should be used to determine the location and density (units/acre) of each single family zone.

PROPOSED CHANGE:

8-5 INTENT - The intent of this zone is to provide for low density, single family detached residences and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Provide development located along local streets or residential collector streets with adequate multi-modal connections;
- Include adequate multi-modal connections that are available to all residents, so to allow for long term viability and incremental growth;
- Incorporate intentional open space designed to fit the needs of residents.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-6. SINGLE FAMILY RESIDENTIAL (R-1B) ZONE**EXISTING:**

8-6 INTENT - As for R-1A.

ARTICLE 8-7. SINGLE FAMILY RESIDENTIAL (R-1C) ZONE**EXISTING:**

8-7 INTENT - As for R-1A.

ARTICLE 8-8. SINGLE FAMILY RESIDENTIAL (R-1D) ZONE**EXISTING:**

8-8 INTENT - As for R-1A.

ARTICLE 8-9. SINGLE FAMILY RESIDENTIAL (R-1E) ZONE**EXISTING:**

8-9 INTENT - The intent of this zone is to provide for single family detached residences on small lots, and at a higher density than would be possible in other detached single family zones. It may be used for zero-lot-line houses and for patio houses. This zone should be at locations and at the density (units/acre)

recommended by the Comprehensive Plan and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

PROPOSED CHANGE:

ARTICLE 8-9: SINGLE FAMILY RESIDENTIAL (R-1E) ZONE

8-9 INTENT - The intent of this zone is to provide for low density, single family detached residences and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone may be used for zero-lot-line houses, patio houses, and other compact housing types. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Provide development located along local streets with adequate multi-modal connections to collector streets;
- Include adequate multi-modal connections that are available to all residents, so to allow for long term viability and incremental growth;
- Incorporate intentional open space designed to fit the needs of residents.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-10. TOWNHOUSE RESIDENTIAL (R-1T) ZONE

EXISTING:

8-10 INTENT - The intent of this zone is to provide for attached single family dwellings and supporting uses. This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

PROPOSED CHANGE:

8-10 INTENT - The intent of this zone is to provide for low density, single family residences, emphasizing the incorporation of attached single family dwellings (townhomes) and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. Attached single family dwellings should be located along road frontage and should not adversely impact the associated pedestrian system. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Provide development located along local streets with adequate multi-modal connections to collector streets;
- Include adequate multi-modal connections that are available to all residents, so to allow for long term viability and incremental growth;
- Incorporate intentional open space designed to fit the needs of residents.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-11. TWO FAMILY RESIDENTIAL (R-2) ZONE**EXISTING:**

8-11 INTENT - This zone is primarily for two-family dwellings (duplexes). This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

PROPOSED CHANGE:**ARTICLE 8-11. MIXED LOW DENSITY (R-2) ZONE**

8-11 INTENT - The intent of this zone is to provide for a mix of low density residential development and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan. This zone may be used for zero-lot-line houses, patio houses, and other compact housing types.

The regulations contained in this provision are intended to:

- Provide development located along local streets with adequate multi-modal connections to collector streets;
- Include adequate multi-modal connections that are available to all residents, so to allow for long term viability and incremental growth;
- Incorporate intentional open space designed to fit the needs of residents.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-12. PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE**EXISTING:**

8-12 INTENT - This zone is primarily for multi-family dwellings and other residential uses. This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan, and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

PROPOSED CHANGE:

8-12 INTENT - The intent of this zone is to provide for medium density mixed residential development, including multi-family dwellings, group residential housing, compact housing types, attached and detached single family dwellings, and supporting uses. This zone should provide a variety of housing options rather than a single type. The medium density residential uses should be located along local and collector streets, with lower density residential uses located along local streets. Adequate multi-modal connections should be available to all residents, so to allow for long term viability and incremental growth. Low and Medium density residential land uses should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Provide multi-family units that complement and enhance the existing development through quality design and connections;
- Incorporate and connect nearby commercial, employment, and greenspaces, and maximize bicycle and pedestrian modes and connections for residents to access destinations;
- Provide parking at a level that utilizes the space while not dominating the landscape;
- Locate parking for multi-family development interior to the property, making the structure the primary visual element of the site;
- Incorporate intentional open space that is designed to fit the needs of residents.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-13. HIGH DENSITY APARTMENT (R-4) ZONE

EXISTING:

8-13 INTENT - This zone is primarily for multi-family dwellings, but at a higher density than the R-3 zone. The R-4 zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan, and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

PROPOSED CHANGE:

ARTICLE 8-13. MEDIUM DENSITY RESIDENTIAL (R-4) ZONE

8-13 INTENT - The intent of this zone is to provide for medium to medium-high density multi-family dwellings and supporting uses. The medium to medium-high density residential uses should be located along collector and arterial streets. Where lower density development occurs in this zone, it should be located along local streets. Adequate multi-modal connections should be available to all residents. Development should be in areas of the community where necessary services and facilities will be adequate to serve the anticipated population. Medium to medium-high density multi-family dwellings should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Provide multi-family units that complement and enhance the existing development through quality design and connections;
- Provide mass transit infrastructure along transit routes through collaboration with Lextran, and increase bicycle and pedestrian facilities to provide greater multi-modal options;
- Provide parking at a level that utilizes the space while not dominating the landscape;
- Locate parking for multi-family development interior to the property, making the structure the primary visual element of the site;
- Incorporate intentional open space that is designed to fit the needs of residents.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-14. HIGH RISE APARTMENT (R-5) ZONE**EXISTING:**

8-14 INTENT - This zone is primarily for multi-family dwellings and particularly for high rise apartments. The R-5 zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan, and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

PROPOSED CHANGE:**ARTICLE 8-14: HIGH DENSITY RESIDENTIAL (R-5) ZONE**

8-14 INTENT - The intent of this zone is to provide for high density multi-family dwellings and supporting uses. The high density residential uses should be located along collector and arterial streets. Adequate multi-modal connections should be available to all residents. Development should be in areas of the community where necessary services and facilities will be adequate to serve the anticipated population. High density multi-family dwellings should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Provide intense and dense multi-family units that complement and enhance the existing urban development through quality design and connections;
- Provide mass transit infrastructure along transit routes through collaboration with Lextran, and increase bicycle and pedestrian facilities to provide greater multi-modal options;
- Provide parking at a level that utilizes the space while not dominating the landscape;
- Locate parking for multi-family development interior to the property, making the structure the primary visual element of the site;
- Incorporate intentional open space that is designed to fit the needs of area residents, or should be provided on-site, utilizing plazas, rooftop space, or other means that accomplish the goal, but still allow for high Floor Area Ratios.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-15. PROFESSIONAL OFFICE (P-1) ZONE**EXISTING:**

8-15 INTENT - This zone is primarily for offices and related uses. Retail sales are prohibited, except where directly related to office functions. This zone should be located as recommended in the Comprehensive Plan.

PROPOSED CHANGE:

8-15 INTENT - The intent of this zone is to provide for offices and related professional uses. Retail sales are prohibited, except where directly related to office functions. Consideration should be given to the relationship of this zone to the surrounding land uses, the established built context, and the adequacy of

the street system to serve the anticipated traffic needs. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Improve walkability of development to allow for better integration into the surrounding neighborhood;
- Provide employment opportunities are within proximity of residential neighborhood, reducing reliance on single occupancy vehicles;
- Allow mixed use, and where space permits, encourage greater density through the incorporation of dwelling units;
- Encourage uses that are supportive of the needs of the nearby residential neighborhoods and broaden the range of available services and businesses, including healthcare, social services, and education facilities;
- Encourage professional offices and services near neighborhoods to reduce vehicles miles traveled and improve the community’s carbon footprint;
- Act as a transition between higher intensity commercial development and residential neighborhoods;
- Encourage uses that have limited nuisance impacts on adjoining residential neighborhoods
- Encourage Professional Office Projects, which are defined as 10 or more acres of P-1 zoned land, to serve the office needs of the community. Where utilized, the Professional Office Project designation allows reduced parking requirements and additional signage.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-16. NEIGHBORHOOD BUSINESS (B-1) ZONE

EXISTING:

8-16 INTENT - This zone is intended to accommodate neighborhood shopping facilities to serve the needs of the surrounding residential area. Generally, they should be planned facilities and should be located as recommended in the Comprehensive Plan. This zone should be oriented to the residential neighborhood, and should have a roadway system which will be adequate to accommodate the anticipated vehicular traffic.

PROPOSED CHANGE:

8-16 INTENT - The intent of this zone is to accommodate neighborhood shopping facilities to serve the needs of the surrounding residential area. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should be oriented to support and enhance a residential neighborhood. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Provide an accessible neighborhood focal point and connections to other focal points, including parks and open space, education, social services, and commercial development

- Improve the neighborhood’s visual aesthetic by:
 - Reducing the front yard building setback to allow structures in close proximity to the right-of-way
 - Orienting principal structures to the street
 - Locating parking areas to the rear or interior of the site
 - Improve walkability of development to allow for better integration into the surrounding neighborhood
- Provide nearby residents with employment opportunities
- Allow mixed use, and where space permits, encourage greater density through the incorporation of dwelling units
- Encourage uses that are supportive of the needs of the nearby residential neighborhoods and broaden the range of available services and businesses, including healthcare, social services, and education facilities
- Permit smaller and creative spaces that are inviting for residents to spend time, shop and work
- Allow for context-sensitive development that responds to the design and equity policies of the Comprehensive Plan, specifically through the designation of a Form-Based Neighborhood Business Project. Form-Based Neighborhood Business Projects encourage infill and redevelopment opportunities for sites that meet the minimum size criteria, and require an Area Character and Context Study to document the architectural and urban design character of the immediate area.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-17. DOWNTOWN BUSINESS (B-2) ZONE

EXISTING:

8-17 INTENT - This zone is intended to accommodate existing and future development in the Central Business District.

PROPOSED CHANGE:

8-17 INTENT - The intent of this zone is to accommodate existing and future development in the Central Business District (CBD). The zone is a specialized district for the location of high density residential and high intensity commercial and mixed-use developments. This zone recognizes the CBD as the focal point of business, recreation, and transportation facilities and activities for Lexington. Development within this zone should coordinate with adopted plans and studies, including corridor studies and streetscape plans. This zone should be located and developed within the Downtown Place-Type and should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Provide access to downtown focal points, including parks and open space, education, social services, and residential and commercial development, as well as transit connections to the broader community;
- Maintain and improve downtown’s visual aesthetic by:

- Creating active street frontages that promote downtown commercial development and civic engagement,
- Inclusion of quality construction and materials,
- Emphasize walkability of development to allow for better integration into the surrounding community;
- Increase employment and entertainment opportunities;
- Provide mixed use development, encouraging a greater density through the incorporation of dwelling units;
- Encourage the development of uses that are supportive of the needs of the downtown workforce and residents are promoted.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-18. DOWNTOWN FRAME BUSINESS (B-2A) ZONE

EXISTING:

8-18 INTENT - This zone is intended to accommodate existing and proposed development in the transitional "frame," which surrounds the downtown core area, by providing for comparable and compatible uses while anticipating the future expansion of the downtown core area.

PROPOSED CHANGE:

8-18 INTENT - The intent of this zone is to accommodate existing and proposed development in the transitional "frame," which surrounds the downtown core area, by providing for comparable and compatible uses while anticipating the future expansion of the downtown core area. Development within this zone should coordinate with adopted plans and studies, including corridor studies and streetscape plans. This zone should be located and developed within the Downtown Place-Type and should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Act as the transition between Downtown and the 2nd Tier Urban Place-Types.
- Provide increased residential options that will allow for a shift from the high intensity of commercial development.
- Improve the downtown’s visual aesthetic by:
 - Creating active street frontages that promote connectivity between downtown and surrounding residential development
 - Inclusion of quality construction and materials
 - Emphasize walkability of development to allow for better connectivity into the surrounding community
- Reduce reliance on single occupancy vehicles by providing residential dwelling units within proximity to jobs and amenities.
- Allow mixed use, which encourages a greater density through the incorporation of dwelling units
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-19. LEXINGTON CENTER BUSINESS (B-2B) ZONE**EXISTING:**

8-19 INTENT - This zone is intended to ensure compatible land uses, the preservation of existing attractions compatible with the Lexington Center, and the encouragement of new uses necessary to the proper development of the downtown area. The permitted land uses in the zone should have some logical relation to the Lexington Center and to the downtown core, should promote tourism, should promote the economic health of the community, should provide for an aesthetically pleasing environment, and should prevent the creation of influences adverse to the prospering of the Lexington Center and the downtown area.

PROPOSED CHANGE:

8-19 INTENT - The intent of this zone is to ensure compatible land uses, the preservation of existing attractions compatible with the Lexington Center, and the encouragement of new uses necessary to the proper development of the downtown area. The permitted land uses in the zone should have a logical relation to the Lexington Center and to the downtown core, should promote tourism, should promote the economic health of the community, should provide for an aesthetically pleasing environment, and should prevent the creation of influences adverse to the prospering of the Lexington Center and the downtown area. Development within this zone should coordinate with adopted plans and studies, including corridor studies and streetscape plans. This zone should be located and developed within the Downtown Place-Type and should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Promote the ongoing development of the Lexington Center and incorporate the criteria of the Downtown Place-Type.
- Provide increased residential options that will allow for continued activation of the area surrounding the Lexington Center.
- Improve the downtown's visual aesthetic by:
 - Creating active street frontages that promote connectivity between downtown and surrounding residential development
 - Inclusion of quality construction and materials
 - Emphasize walkability of development to allow for better connectivity into the surrounding community
- Reduce reliance on single occupancy vehicles by providing residential dwelling units within proximity to jobs and amenities.
- Allow mixed use, which encourages a greater density through the incorporation of dwelling units.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-20. HIGHWAY SERVICE BUSINESS (B-3) ZONE**EXISTING:**

8-20 INTENT - This zone is intended to provide for retail and other uses, which are necessary to the economic vitality of the community but may be inappropriate in other zones. The Comprehensive Plan should be used to determine the locations for this zone. Special consideration should be given to the relationship of the uses in the zone to the surrounding land uses and to the adequacy of the street system to serve the traffic needs.

PROPOSED CHANGE:

8-20 INTENT - The intent of this zone is to provide for retail and commercial uses, which are necessary to the economic vitality of the community but may be inappropriate in the more neighborhood oriented zones. Development in this zone should front on an arterial or major collector roadway and should serve the needs of the broader Lexington community. Special consideration should be given to the relationship of the uses in the zone to the surrounding land uses and to the adequacy of the street system to serve the traffic needs. Developments should avoid negative impacts that may be caused on surrounding neighborhoods and, where necessary, include service roads to reduce the impact on highway movement, while also providing appropriate frontage to meet the needs of businesses. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Encourage job development that are necessary to the economic vitality of the community.
- Provide commercial opportunities that are accessibly to both the traveling public and the surrounding neighborhoods.
- Improve the aesthetics of Lexington's major corridors, minimizing the impact of larger structures and incorporating vegetation that reduces the impact of the heat island effect.
- Maximize the intensity of use on the available land, while reducing impervious surfaces and minimizing the impacts on the environment.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-21. WHOLESALE AND WAREHOUSE BUSINESS (B-4) ZONE**EXISTING:**

8-21 INTENT - This zone is intended primarily for wholesaling, warehousing, storage operations and establishments whose activity is of the same general character as the above. To a lesser extent, this zone is also intended to provide for the mixture of professional offices and warehouses that promote reuse and redevelopment of older warehouses, allowing businesses to combine their entire operation in one building, as recommended for the Office/ Warehouse land use category in the Comprehensive Plan. This zone is also intended to encourage the adaptive reuse of older structures in or adjoining the Infill and Redevelopment Area to promote revitalization of these buildings, and the flexible use of sites outside of the Infill and Redevelopment Area. The Comprehensive Plan should be used to determine the appropriate

locations for this zone. Consideration should be given to the relationship of this zone to the surrounding land uses and the adequacy of the street system to serve the anticipated traffic needs.

PROPOSED CHANGE:

8-21 INTENT - The intent of this zone is to provide for wholesaling, warehousing, storage operations and establishments whose activity is of the same general character as the above. Establishments within this zone should focus on supportive uses to both industrial and residential needs and should act as a buffer between more intense and less intense land uses. To a lesser extent and where applicable, this zone is also intended to provide for the mixture of uses that promotes the adaptive reuse and redevelopment of older structures. The reuse of older structures is intended to allow for a more sustainable option for the revitalization of applicable properties, while providing employment, residential, and/or entertainment opportunities for the surrounding neighborhoods. Consideration should be given to the relationship of this zone to the surrounding land uses and the adequacy of the street system to serve the anticipated traffic needs. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Maximize the intensity of use on the available land by increasing floor area ratio, while minimizing the impacts on the environment.
- Minimize parking and where necessary, locate internally.
- Allow for mixed-use projects that emphasize multi-modal connections and pedestrian oriented design principles.
- Minimize outdoor storage, especially when within proximity of residential neighborhoods.
- Incorporate vegetation that reduces the impact of the heat island effect.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-22. LIGHT INDUSTRIAL (I-1) ZONE

EXISTING:

8-22 INTENT - This zone is intended for manufacturing, industrial and related uses not involving a potential nuisance in terms of smoke, noise, odor, vibration, heat, light or industrial waste. In addition, the Comprehensive Plan recognizes that it is important to promote adaptive reuse of older industrial areas and to allow Industrial Mixed-Use projects and Adaptive Reuse Projects. The Comprehensive Plan should be used to determine appropriate locations for this zone and for Industrial Mixed-Use Projects. Consideration should be given to the relationship of this zone to the surrounding land uses and to the adequacy of the street system to serve the anticipated traffic needs.

PROPOSED CHANGE:

8-22 INTENT - The intent of this zone is to provide appropriately located manufacturing, industrial, and related uses. The zone is intended to bolster Lexington's economy through diverse employment opportunities for the Bluegrass Region. The uses allowable within this zone involve low-impact manufacturing, industrial, and related uses not involving a potential nuisance in terms of smoke, noise, odor, vibration, heat, light or industrial waste. Adequate buffering and separation from lower intensity

land uses is necessary. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Efficiently use land for maximum employment and economic impact by:
 - Reducing the impact of parking on land use consumption;
 - Maximizing floor area ratios;
- Minimize environmental impacts by:
 - Utilizing green infrastructure;
 - Exploring energy efficient and green building practices.
- Minimize negative impacts on nearby properties by:
 - Utilizing robust buffers in areas adjacent to residential, agricultural, and other low-impact uses;
 - Respecting the scale, height, and massing of nearby established neighborhoods when constructing near property lines.
- Provide a robust and multi-modal transportation network for the movement of goods and employees by:
 - Locating with convenient access to KY Highway Freight Network;
 - Providing accessible mass transit facilities that easily connect people to places of employment;
 - Providing well-connected multi-modal street network that provides transportation options for those who walk, bike, and drive to work.
- Create a healthy environment for employees by providing useable open space, multi-use trails, internal recreational facilities, and other amenities.
- Encourage adaptive reuse and repurposing of buildings where feasible.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-23. HEAVY INDUSTRIAL (I-2) ZONE

EXISTING:

8-23 INTENT- This zone is intended for manufacturing, industrial, and related uses that involve potential nuisance factors. It is also intended to encourage Adaptive Reuse Projects of older structures in or adjoining the Infill and Redevelopment Area. The Comprehensive Plan should be used to determine the appropriate locations for this zone. Consideration should be given to the relationship of this zone to the surrounding land uses and to the adequacy of the street system to serve the anticipated traffic needs.

PROPOSED CHANGE:

8-23 INTENT - The intent of this zone is to provide appropriately located manufacturing, industrial, and related uses. The zone is intended to bolster Lexington’s economy through diverse employment opportunities for the Bluegrass Region. The uses allowable within this zone involve potential nuisance factors, which necessitates adequate buffering and separation from lower intensity land uses. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Efficiently use land for maximum employment and economic impact by:
 - Reducing the impact of parking on land use consumption;
 - Maximizing floor area ratios.
- Minimize environmental impacts by:
 - Employing industry best practices for reducing air, water, and noise pollution, and complying with all local, state, and federal regulations;
 - Utilizing green infrastructure;
 - Exploring energy efficient and green building practices.
- Minimize negative impacts on nearby properties by:
 - Utilizing robust buffers in areas adjacent to non-industrial uses;
 - Respecting the scale, height, and massing of nearby established neighborhoods when constructing near property lines.
- Provide a robust and multi-modal transportation network for the movement of goods and employees by:
 - Locating with convenient access to Critical Urban Freight Corridors;
 - Ensuring the adequacy of the local street system (existing and proposed) to serve the anticipated heavy traffic needs.
 - Providing accessible mass transit facilities that easily connect people to places of employment;
 - Providing well-connected multi-modal street network that provides transportation options for those who walk, bike, and drive to work.
- Create a healthy environment for employees by providing useable open space, multi-use trails, internal recreational facilities, and other amenities.
- Encourage adaptive reuse and repurposing of buildings where feasible
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 8-24. UNIVERSITY RESEARCH CAMPUS (P-2) ZONE

EXISTING:

8-24 INTENT - This zoning category is created to provide for a mixture of compatible office, and research uses in a campus setting that adheres to high quality standards. Residential, retail, and hotel/motel uses are intended to be supportive uses for the organizations located on the research campus.

PROPOSED CHANGE:

8-24 INTENT – The intent of this zone is to provide for a mixture of compatible office, and research uses in a campus setting that adheres to high quality standards. Residential, retail, and hotel/motel uses are intended to be supportive uses for the organizations located on the research campus. The establishment and implementation of the zone should be conducted in accordance with all adopted master plans and the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Support local university goals and adopted master plans for areas within the zone;
- Advance research projects of the local university's faculty and staff;
- Support innovation and economic development that benefit the community and the local university;
- Encourage entrepreneurial growth and ideas that further the economic diversity of the community;
- Provide a campus setting with ample open space, landscaping and recreation opportunities for employers and visitors;
- Create a physical environment that contributes to a well-designed community;
- Provide incidental uses to support the live/work/play concept;
- Protect environmentally sensitive areas and improve environmental stewardship;
- Encourage use of shared open space for recreational purposes, including walking and bicycle trails to reduce vehicular trips.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 10 Mobile Home Park (M-1P) Zone**EXISTING:**

10-1 INTENT – The intent of the Mobile Home Park (M-1P) zone is to permit the establishment of mobile home parks in areas which will provide a residential setting and which will be convenient to major traffic arterials. Because of unusual characteristics, mobile home parks pose special problems in the application of land use control techniques and require special consideration as to their proper location and character in relation to adjacent uses and to the proper integration of such uses into the community. The standards contained in this provision are intended to provide adequate protection and consideration for both the community and the mobile home dweller.

PROPOSED CHANGE:

10-1 INTENT – The intent of this zone is to ensure that mobile home parks are located in residential areas near major traffic corridors, and are context sensitive to surrounding land uses. The development of such parks should include planned open space and pedestrian circulation. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to provide adequate protection and consideration for both the mobile home dweller and the community by:

- Provide a well-connected multi-modal street network with transportation options for those who walk, bike, and drive to work;
- Grow successful neighborhoods by:
 - Providing affordable housing that complies with HUD guidance;
 - Multi-modal network connections, including connected streets, are required to keep an efficient transportation network that provides viable options for all users.
 - Developments should include intentional open space designed to fit the needs of area residents, and be in walking distance of nearby neighborhood-serving commercial/employment uses.
 - Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 11 INTERCHANGE SERVICE BUSINESS (B-5P) ZONE**EXISTING**

11-1 INTENT - The intent of the Interchange Service Business (B-5P) zone is to permit the establishment of limited commercial facilities at limited access highway interchange areas so that the traveling public is conveniently provided with transient type services without endangering the movement along, as well as access to and from, the limited access highway. The standards contained in this Article are intended to provide adequate protection for, and consideration of, the traveling public.

PROPOSED CHANGE:

11-1 INTENT - The intent of this zone is to permit the establishment of limited commercial facilities which should be located at limited access highway interchange areas so that the traveling public is conveniently provided with transient type services without endangering the movement along, as well as access to and from, the limited access highway. The standards contained in this Article are intended to provide adequate protection for, and consideration of, the traveling public. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Limit traffic conflicts associated with limited access highway interchanges;
- Improve the quality of development along limited access highway interchanges and provide a gateway into the greater Lexington-Fayette Urban County;
- Allow land uses that are necessary to serve the traveling public, but limit impacts on nearby residential neighborhoods and agricultural land uses;
- Encourage tourism in the community by providing necessary services and amenities.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

ARTICLE 22 Planned Unit Development (PUD) Zones**EXISTING:**

22-1 INTENT – It is recognized that this Zoning Ordinance provides zones which allow all types of residential, professional office, business, and industrial uses and provides minimum standards in each zone to ensure the health, safety, and welfare of the community. It is also recognized that such traditional zoning practices can, at times, restrict and hamper innovative but proper approaches. This Article is intended to establish zones which allow for innovation which may not be accomplished using traditional techniques. Certain customary restrictions may not be necessary, or may be altered based on the size and scale of the project. Because customary standards are to be relaxed in these zones, close government scrutiny will be necessary to ensure that the overall standards for the health, safety, and welfare of the community will be maintained. While the traditional zones will continue to be available, this article is intended to establish Planned Unit Development zones, which will provide an alternative to the traditional zones.

It is further intended that the Planned Unit Development zones are established to encourage innovative design and the use of qualified professionals, to provide for flexibility which would not be possible using traditional techniques, to promote the efficient use of existing and proposed facilities, to minimize land use conflicts and promote development compatible with surrounding land uses, to provide a safe and efficient roadway system both for the Planned Unit Development and the surrounding area, to ensure that the development is responsive to the natural and man-made features of the site and to provide for development which will further the implementation of the adopted Comprehensive Plan.

PROPOSED CHANGE:

22-1 INTENT – The intent of this zone is to establish zones that encourage innovative design which may not be accomplished using traditional zoning practices. Certain customary restrictions may not be necessary, or may be altered based on the size and scale of the project. Customary standards are to be relaxed in these zones; therefore, close government scrutiny will be necessary to ensure that the overall standards for the health, safety, and welfare of the community will be maintained. These zones also promote the use of qualified professionals. It is further intended that the Planned Unit Development zones promote context sensitive development in accordance with the Goals, Objectives, Policies and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Grow successful neighborhoods by allowing and encouraging new compact single-family housing types;
- Create a true multi-modal and mixed-use community with safe and quality access to community facilities, greenspace, employment, neighborhoods businesses, shopping, and entertainment;
- Protect the environment by:
- Respect the geographic context of natural land by protecting steep slopes and locating building structures to reduce unnecessary earth disruption;
- Locate or create new development within walking distance of existing greenspace and community centers or within walking distance of residential uses.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

APPENDIX 22A. Residential Planned Unit Development (PUD-1) Zone**EXISTING:**

22A-1 INTENT – The intent of the Residential Planned Unit Development (PUD-1) is to encourage a unified design for large tracts of land in the new growth areas of Lexington-Fayette County, which will be consistent with the residential land use recommendations of the adopted Comprehensive Plan.

PROPOSED CHANGE:

22A-1 INTENT – The intent of this zone is to encourage unified design and development of large tracts of land in the new growth areas of Lexington-Fayette County. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Multi-family units should complement and enhance existing development through quality design and connections;
- Nearby commercial, employment, and greenspaces should be easily accessible, and bicycle and pedestrian modes should be maximized to connect residents to destinations;
- Parking for multi-family development should be located interior to the property, making the structure the primary visual element of the site;
- These developments should include intentional open space designed to fit the needs of area residents, and a variety of neighborhood-serving commercial and employment uses.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

APPENDIX 22B. Luigart Planned Unit Development (PUD-2) Zone**EXISTING:**

22B-1 INTENT – The intent of the Luigart Planned Unit Development (PUD-2) is to:

Implement the recommendations of the 2009 Central Sector Small Area Plan and the 2011 North Limestone Sustainability Plan.

Promote the innovative reuse and redevelopment of an older, mixed-use neighborhood in the urban core of Lexington-Fayette County, which is consistent with the Goals and Objectives of the Comprehensive Plan.

*Live/Work district for creative professionals established to support infill and redevelopment that maintains neighborhood character, preserves housing affordability and strengthens opportunities for new applied arts and skilled crafts businesses and jobs.

PROPOSED CHANGE:

22B-1 INTENT – The intent of the Luigart Planned Unit Development (PUD-2) zone is to implement the recommendations of the 2009 Central Sector Small Area Plan and the 2011 North Limestone Sustainability Plan. The establishment of the zone should promote the innovative reuse and

redevelopment of an older, mixed-use neighborhood in the urban core of Lexington-Fayette County in accordance with the Goals, Objectives, Policies and Development Criteria of the Comprehensive Plan.

The regulations contained in this provision are intended to:

- Grow successful neighborhoods by:
 - Allowing and encouraging new compact single-family housing types;
 - Providing affordable and/or compact residential options, including Accessory Dwelling Units.
- Continue to create a true multi-modal and mixed-use community with safe and quality access to community facilities, greenspace, employment, neighborhoods businesses, shopping, and entertainment.
- Promote environmental resiliency and reduce negative impacts on ecological systems.

DRAFT

ARTICLE 23 EXPANSION AREA ZONING CATEGORIES AND RESTRICTIONS

Article 23-1 PURPOSE -- As a part of adoption of the Comprehensive Plan, the Planning Commission adopted an Expansion Area Master Plan (EAMP) element, which sets forth provisions to guide growth within designated Expansion Areas (EA) to Lexington-Fayette County's Urban Service Area. The Expansion Area Master Plan is intended to establish a new approach to development coordination and regulation than has been previously used within the existing Urban Service Area. The Expansion Area Master Plan encourages innovative design and a range of uses which are integrated into the development; encourages development which is sensitive to the topographic features and the unique rural character of the Bluegrass; encourages the new development within the Expansion Area to function as a "community" with a mix of uses, housing types and land for economic development and community facilities, including parks, public facilities, and community centers. The purpose of this Article and its appendices is to provide the necessary implementing regulations to achieve the goals of the Expansion Area Master Plan.

ARTICLE 23A-5. EXPANSION AREA RESIDENTIAL 1 (EAR-1) ZONE**EXISTING:**

23A-5(a) INTENT - This zone is intended to provide a mixture of low density residential uses which will serve as a transition between the more intensely developed land uses and the Rural Service Area. Development in the EAR-1 zone shall comply with the Community Design Element of the Expansion Area Master Plan.

PROPOSED CHANGE:

23A-5(a) INTENT - This zone is intended to provide a mixture of low density residential uses which will serve as a transition between the more intensely developed land uses and the Rural Service Area. Development in the EAR-1 zone shall comply with the Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.

ARTICLE 23A-6. EXPANSION AREA RESIDENTIAL 2 (EAR-2) ZONE**EXISTING:**

23A-6(a) INTENT - The intent of the Expansion Area Residential 2 zone is to provide a mixture of residential uses and housing types, to allow density transfer from areas which should not be developed, and to provide for well-designed neighborhoods. Development in the EAR-2 Zone shall comply with the Community Design Element of the Expansion Area Master Plan.

PROPOSED CHANGE:

23A-6(a) INTENT - The intent of the Expansion Area Residential 2 zone is to provide a mixture of residential uses and housing types, to allow density transfer from areas which should not be developed, and to provide for well-designed neighborhoods. Development in the EAR-2 Zone shall comply with the

Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.

ARTICLE 23A-7. EXPANSION AREA RESIDENTIAL 3 (EAR-3) ZONE

EXISTING:

23A-7(a) INTENT - The intent of the Expansion Area Residential 3 Zone is to provide a mixture of residential uses and housing types at a higher density than the other Expansion Area Residential zones, to allow density transfer from areas that should not be developed and to provide for well-designed neighborhoods. Development in the EAR-3 Zone shall comply with the Community Design Element of the Expansion Area Master Plan.

PROPOSED CHANGE:

23A-7(a) INTENT - The intent of the Expansion Area Residential 3 Zone is to provide a mixture of residential uses and housing types at a higher density than the other Expansion Area Residential zones, to allow density transfer from areas that should not be developed and to provide for well-designed neighborhoods. Development in the EAR-3 Zone shall comply with the Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.

ARTICLE 23A-8. TRANSITION AREA (TA) ZONE

EXISTING:

23A-8(a) INTENT - The intent of the Transition Area zone is to create an overlay district to be used in conjunction with an EAR zoning category to allow for the development of residential uses and civic, cultural, religious, and educational institutions on lands which are located immediately adjacent to Community Center zones. Development in the TA Zone shall comply with the Community Design Element of the Expansion Area Master Plan.

PROPOSED CHANGE:

23A-8(a) INTENT - The intent of the Transition Area zone is to create an overlay district to be used in conjunction with an EAR zoning category to allow for the development of residential uses and civic, cultural, religious, and educational institutions on lands which are located immediately adjacent to Community Center zones. Development in the TA Zone shall comply with the Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.

ARTICLE 23A-9. COMMUNITY CENTER (CC) ZONE**EXISTING:**

23A-9(a) INTENT -The intent of this zone is to implement the Community Center land use designation in the Expansion Area Master Plan by providing a mixture of residential uses and non-residential uses which serve the needs of the surrounding residential neighborhoods. Development in the CC Zone shall comply with the Community Design Element of the Expansion Area Master Plan.

PROPOSED:

23A-9(a) INTENT -The intent of this zone is to implement the Community Center land use designation in the Expansion Area Master Plan by providing a mixture of residential uses and non-residential uses which serve the needs of the surrounding residential neighborhoods. Development in the CC Zone shall comply with the Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.

ARTICLE 23A-10. ECONOMIC DEVELOPMENT (ED) ZONE**EXISTING:**

23A-10(a) INTENT - The purpose of the Economic Development zone is to provide land within the Expansion Area for employment opportunities compatible with the overall character of development as provided in the Expansion Area Master Plan. Development in the ED Zone shall comply with the Community Design Element of the Expansion Area Master Plan.

PROPOSED:

23A-10(a) INTENT - The purpose of the Economic Development zone is to provide land within the Expansion Area for employment opportunities compatible with the overall character of development as provided in the Expansion Area Master Plan. Development in the ED Zone shall comply with the Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.