



LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
Department of Planning, Preservation & Development
Division of Planning

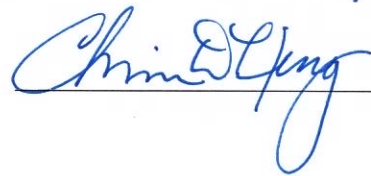
Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

MEMORANDUM

TO: Mayor Jim Gray
Urban County Council

FROM: Christopher D. King, Director
Division of Planning



DATE: August 6, 2012

RE: Correction to Ordinance Creating Meadowthorpe ND-1

The Division of Planning requests that Council approve an ordinance correcting the restrictions associated with the ND-1 overlay zoning created for the Meadowthorpe neighborhood under Ordinance 44-2012.

Due to a clerical error, text proposed to be stricken from the ND-1 restrictions by action of the Planning Commission was inadvertently included in the version approved by Council.

The correct language, with the text to be removed shown in "strike-through" format, is attached.

Staff will be present at Council work session to respond to any questions regarding this matter.

Attachment

HORSE CAPITAL OF THE WORLD

Alternative Design Standards (Additions are identified by an underline, and deletions to the original proposal are identified by a ~~strickethrough~~.)

1. **Exterior Building Materials (applicable to single-family detached, duplexes and multi-family)**
 - a. Exterior wall coverings of the primary structure, including attached garages and chimneys, but with the exception of dormers and porch coverings, are to consist of laid brick or laid natural stone. Brick is defined as brick made of kiln-dried clay or ground shale, and recognized by the Brick Industry Association as such. Exterior wall coverings of additions to the primary structure, other than those behind the rear wall plane of the existing primary structure, shall be of brick or stone. Exterior wall coverings of additions to the primary structure, behind the rear wall plane of the existing structure, may be of any material approved by local building codes.
2. **Floor Area Ratio (applicable to single-family detached ~~and duplexes~~)**
 - a. The floor area ratio, excluding basements, shall not exceed 0.25.
3. **Building Heights (applicable to single-family detached and duplexes)**
 - a. Maximum of 30 feet to highest ridge.
4. **Rear Yard Setbacks (applicable to single-family detached and duplexes)**
 - a. Setback shall be mMeasured 60 feet from the front building plane (excluding porches) or 10 feet from the rear property line, whichever is greater.
5. **Accessory Structures (applicable to single-family detached, duplexes and multi-family)**
 - a. Maximum footprint of 800 square feet for all accessory structures per lot for single-family detached and duplexes. Maximum of 250 square feet per unit for multi-family. Maximum 22-foot height to roof ridge, ~~but no accessory structure shall be taller at the roof ridge than the height of roof ridge of the primary structure~~; maximum 12-foot height to eave (aka gutter line). Maximum 12-foot height for accessory structures with flat or shed roofs. Dormers shall be prohibited on accessory structures.
6. **Minimum Wall Openings (applicable to single-family detached, duplexes and multi-family)**
 - a. Minimum of 10 percent (10%) of the wall plane (surface) on each elevation (front, side and rear) of new construction to have windows, doors, and/or vented openings, unless such openings violate Building Code for fire protection. (Excludes any new construction with a wall plane area of less than 150 square feet, chimneys, and side walls of dormers).
7. **Parking**
 - a. **Parking for Multi-family Dwellings:** No parking areas between the street and the front building plane of the principal structure on the lot. All parking areas are to be located to the rear and/or side of the principal structure on the lot.
 - b. **Parking for Single-Family Detached and Duplexes:** No driveways or parking areas directly between the front façade of the primary structure and the street unless it is a driveway directly in front of an ~~attached~~ garage. Loop or circular driveways shall also be prohibited.

These restrictions are appropriate, given the extensive study undertaken to identify the existing neighborhood character by the Meadowthorpe Neighborhood Association, and are necessary to maintain that existing character in the future.