

AS LEXINGTON DEVELOPS A MASTER PLAN FOR UP TO 5,000 NEW ACRES...



...THE COMPACT, WALKABLE, MIXED-USE DEVELOPMENT THAT LEXINGTON HAS CALLED FOR WILL NOT HAPPEN WITH OUR EXISTING REGULATIONS.

A city gets the development patterns that its land development regulations—like the Zoning Ordinance—set forth. To change the patterns, new zoning regulations are needed.

Lexington's residential landscape has been predominantly characterized by a development pattern centered on vehicle-dependent single-family detached housing. This pattern has resulted in disconnected residential areas that are not walkable and do not integrate retail and job opportunities. Similarly, Lexington's commercial landscape has been shaped by sprawling areas that heavily rely on cars, leading to decreased walkability and challenges for public transit.

The existing zoning regulations in Lexington have dictated these development patterns. Without modifications, these regulations will remain misaligned with the community's aspirations for walkable, less car-dependent neighborhoods. This vision, expressed during numerous public input sessions for the Comprehensive Plan, can only be realized through substantial updates to Lexington's zoning code.

The purpose of these proposed Zoning Ordinance text amendments is to connect people to places, to jobs, and to each other through compact and thoughtfully designed development that allows for the appropriate mixing of residential and commercial uses. This is smart, sustainable growth for Lexington.

THE PROPOSED UPDATES WILL MODIFY THE FOLLOWING EXISTING ZONING REGULATIONS CATEGORIES:

Residential:

R-2 Mixed Low Density Residential

R-4 Medium Density Residential

R-5 High Density Residential

Article 9: Group Residential Projects

- Ensure a better mix of housing types
- Re-legalize missing middle housing
 - Provisions for up to 8-plexes
- Create new, compact single-family housing options
 - Provisions for cottage clusters
- Incentivize affordable housing
 - New density bonuses in all residential categories
- Allow and encourage appropriate neighborhood businesses

Commercial:

B-1 Neighborhood Business Zone

B-3 Corridor Business Zone

- Limit predatory uses
- Create walkable commercial areas
 - Improve access management
 - Improve pedestrian experience
- Differentiate corridor and neighborhood business uses
 - Eliminating options for inappropriate neighborhood uses (gas stations, drive thrus)
- Allow and encourage residential

THE PROPOSED UPDATE CREATES A NEW ZONING CATEGORY: CORRIDOR NODE (CN) ZONE

The new Corridor Node zoning category encourages the development of high density residential and mixed-use centers.

- Creates highly walkable centers of activity for surrounding residential areas
- Ensures minimum residential density at corridor nodes
 - Supports future transit and commercial uses
- Incentivizes commercial uses
- Density bonus for affordable housing
- Reduces negative impacts of large surface parking areas
 - Majority of provided parking must be in a structure
- Addresses shortcomings of existing mixed-use zoning categories
 - Simpler locational criteria
 - Fewer design standards
 - Fewer restrictions on use

THE TIME FOR ZONING REFORM IS NOW.

The Urban County Council has called for the inclusion of up to 5,000 acres of land to be added to the Urban Service Area and a Master Plan for the new area by December 1, 2024. Updates to Lexington’s zoning regulations must be in place for this new land to meet the city’s goals of economically, socially, and environmentally sustainable development.

COMPACT, WALKABLE, MIXED-USE DEVELOPMENT IS SUSTAINABLE.

ECONOMICALLY SUSTAINABLE

- Prioritizes the efficient use of infrastructure.
- Creates an abundance of job opportunities that supports the provision of government services.

SOCIALLY SUSTAINABLE

- Ensures that the benefits of development are equitably distributed and accessible.
- Creates opportunities for people to prosper.

ENVIRONMENTALLY SUSTAINABLE

- Utilizes the least amount of land for development, preserving key natural areas.
- Recognizes the crucial role of land use in reducing greenhouse gas emissions.