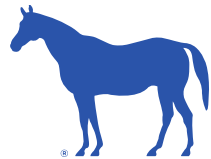


**URBAN GROWTH MANAGEMENT  
ZONING ORDINANCE TEXT  
AMENDMENT**

*General Government and Planning Committee*

*2/13/2024*



**LEXINGTON**

## THE PURPOSE OF THIS TEXT AMENDMENT

### *Urban Expansion*

- Ensures new development is developed equitably and sustainably

### *Infill and Redevelopment*

- Modernizes Zoning Ordinance and creates opportunities to implement the Goals and Objectives of the Comprehensive Plan.

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**Theme A, Goal 5.b:** Protect housing affordability for all and expand low- and middle income housing across the city.

**Theme A, Goal 5.d:** Update zoning regulations to allow for greater density, supply and affordability.

**Theme E, Goal 3.c:** ... The Planning Commission shall recommend to the Urban County Council mechanisms to create, construct and/or fund affordable housing units and middle income housing in correlation to the development provided for in the Expansion Area Master Plan...



## NATIONAL BEST PRACTICE



[Articles](#) [Podcasts](#) [Videos](#) [Programs](#) [Learn](#) [Events](#) [About](#)

# The 6 Zoning Reforms Every Municipality Should Adopt

Nolan Gray · November 1, 2023

1. Eliminate minimum parking requirements—citywide, all uses. ✓
2. Legalize accessory dwelling units (ADUs). ✓
3. Reduce or eliminate minimum lot and unit size mandates. ←
4. Legalize home-based businesses. ✓
5. Expand ministerial approvals as much as possible.
6. Legalize multifamily housing in commercial zones. ←

## ZOTA OUTREACH

- Neighborhood Associations – 258 mailed notification
- Access Lexington
- Affordable Housing
- Age Friendly Lex
- Aging and Disability Services
- AU Associates
- Bluegrass Climate Action Team
- Bluegrass Council of the Blind
- Building Industry Association of Central Kentucky
- Climate Advocacy
- Coalition for a Livable Lexington
- Commerce Lexington
- Commercial Property Association of Lexington (CPAL)
- Community Ventures
- Fayette Alliance
- Fayette County Neighborhood Council
- Habitat for Humanity
- Kentucky Petroleum Marketers Association
- Kentucky Tenants Association
- Landscape Architects
- Lexington for Everyone
- Lexington Housing Authority
- Parks Advisory Board
- Retail Federation of Kentucky
- Winterwood Development

## PROPOSED TEXT CHANGES

### *Residential – R-2, R-4, R-5, & CN zones*

- Affordable Housing Incentives / Mechanisms
- Mixed Income Housing Incentives / Mechanisms
- Missing Middle
- Greater Density
- New Single family housing types
- Availability / Incentives for mixture of uses
- Create transit demand

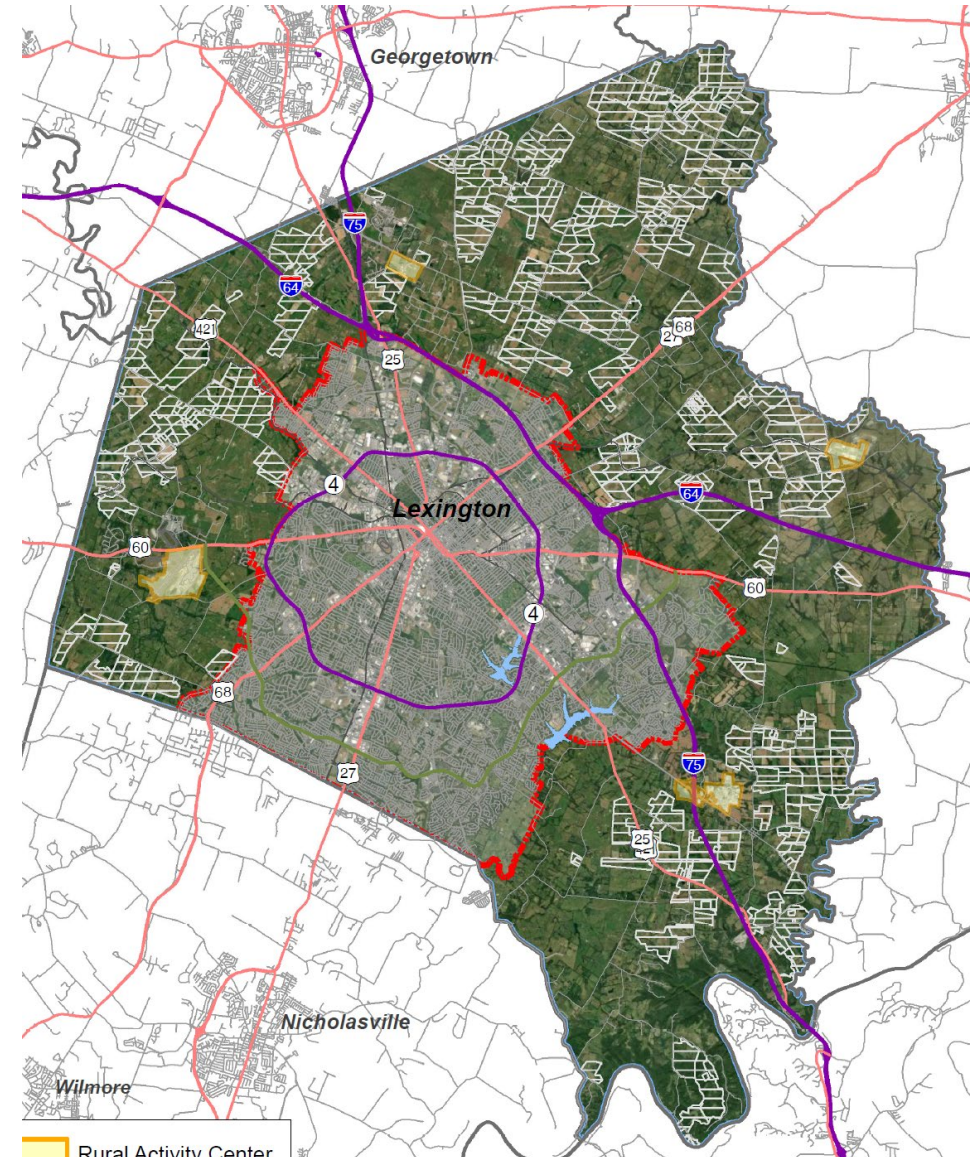
### *Commercial – B-1 & B-3 zones*

- Make neighborhood business zone desirable for neighborhoods
- Address inefficient uses along corridors
- Expansion / inclusion of residential uses



# WHY THESE ZONES? - RESIDENTIAL

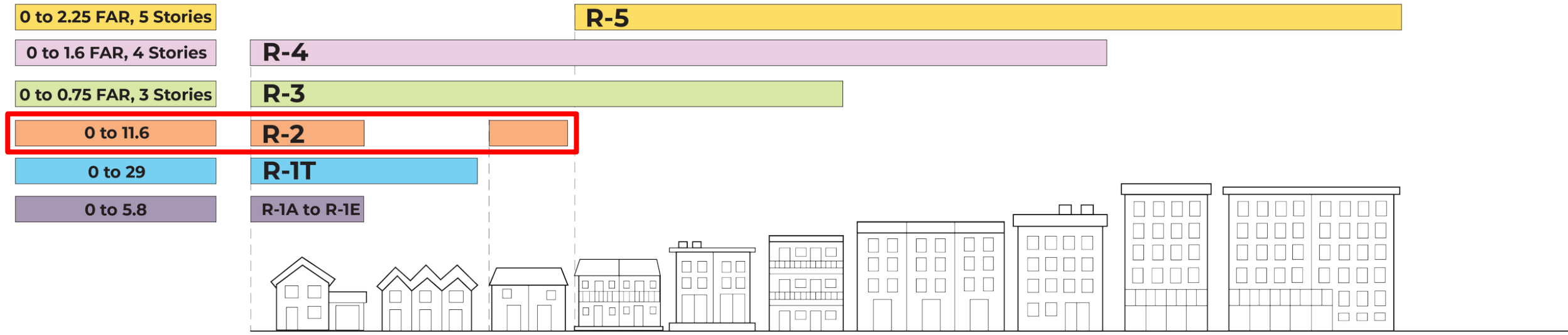
	% of Fayette County	% of Current Urban Service Area	% of Residential Zones
Mixed Low Density Residential (R-2)	0.92%	3.33%	4.58%
Medium Density Residential (R-4)	1.37%	4.99%	6.86%
High Density Residential (R-5)	0.04%	0.15%	0.21%



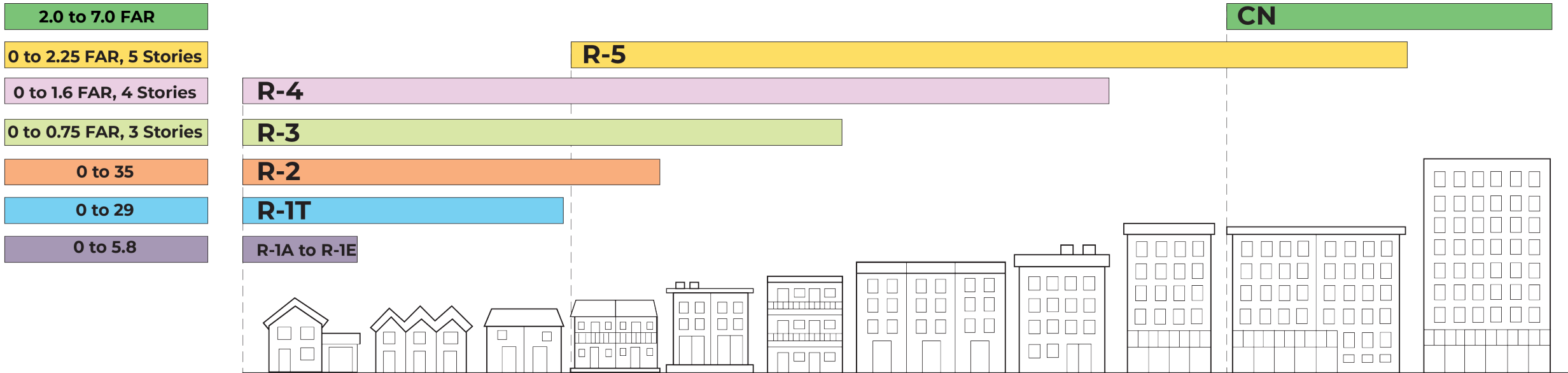
## ■ Future Development

- Needed Density
- Needed Flexibility
- Needed Mixture of Housing Types

# CURRENT RESIDENTIAL ZONING



# RECOMMENDED RESIDENTIAL ZONING



## Mixed Low Density Residential (R-2) zone

- Missing Middle Housing Options
- Adjusted setbacks
- Modified Height Restrictions

## Medium Density Residential (R-4) zone

- Adjusted setbacks
- Modified Height Restrictions
- Additional Conditional Uses
- Required Variation in Housing Type

## High Density Residential (R-5) zone

- Adjusted setbacks
- Modified Height Restrictions
- Additional Conditional Uses





## DENSITY BONUSES FOR HOUSING AFFORDABILITY

### AFFORDABLE HOUSING

For Households earning 80% or less of the Lexington Area Median Income (AMI) – 10 year deed restriction

### WORKFORCE HOUSING

For Households earning 120% or less of the Lexington Area Median Income (AMI) – 15 year deed restriction

- Development able to utilize the provisions of the next zone (lot size, setback, height)
- Provides planning support for the production of affordable housing in Lexington
- Allows for moderate increase in density within limits of similar built context
- Provides more equitable housing options in Lexington and addresses the Goals and Objectives established by the UCC



## WHY THESE ZONES? – COMMERCIAL

### *Neighborhood Business (B-1) zone*

- Realignment of permitted land uses to fit context of the zone
  - Eliminating drive-thrus and gas stations within neighborhoods
  - Ensures conformity for existing land uses within the zone
- Creates compact and walkable neighborhoods
- Improves pedestrian safety

### *Corridor Business (B-3) zone*

- Realignment of permitted land uses to fit context of the zone
- Address inefficient uses and lot coverage along corridors
  - Spacing requirements for land uses
  - Established minimum lot coverage standard for zone
- Inclusion of Residential
- Connection to Corridor Node (CN) zone



## CHANGES MADE – BASED ON COMMUNITY FEEDBACK

### Article 1: Definitions

- Revised definition of Automobile Service Station to separate refueling from minor vehicle service and repair, so as to not be affected by distance requirement in Article 8
- Removed definition for Mixed-income housing unit due to conflict in revised Article 3

### Article 3: Mixed income and affordable housing bonuses

- Added clarification on how rent/sale price is calculated

### Article 8: Land Uses

- Clarified provisions for B-1 zone Automobile Service Stations existing prior to the DATE OF ADOPTION to remain in operation as fully legal conforming uses.
- Included previously removed Indoor Live Entertainment accessory use for consistency purposes.
- Modified provisions for B-1 zone Drive Through Facilities existing prior to the DATE OF ADOPTION to remain in operation as fully legal conforming uses.
- Separated service and repair uses so as not to be as strictly regulated as the Display, Sale and Rental of Automobiles in B-3 zone.



## CHANGES MADE – PLANNING COMMISSION

- **PC Member B. Nicol**
  - Article 3-6: Added flexibility to Mixed-Income Density Bonus to include additional bonuses for workforce housing (subsequently renamed section Workforce Housing Density Bonus)
- **PC Member R. Michler**
  - Article 8-11, 8-13, 8-14: Removal of Maximum Setback within R-2, R-4, and R-5 zones
- **Public Requested Change:**
  - Article 16: Further clarification of the number of vehicular locations for refueling allowable

**Unanimous Recommendation of Approval by the Planning Commission**

# Questions?



**LEXINGTON**