

ORDINANCE NO. \_\_\_\_\_-2018

AN ORDINANCE CHANGING THE ZONE FROM A TWO-FAMILY RESIDENTIAL (R-2) ZONE TO A LIGHT INDUSTRIAL (I-1) ZONE, FOR 0.24 NET (0.28 GROSS) ACRES, FOR PROPERTY LOCATED AT 910 AND 912 DELAWARE AVENUE. (CLAY INGELS COMPANY, INC.; COUNCIL DISTRICT 5).

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WHEREAS, at a Public Hearing held on April 26, 2018 a petition for a zoning ordinance map amendment for property located at 910 and 912 Delaware Avenue from a Two-Family Residential (R-2) zone to a Light Industrial (I-1) zone for 0.24 net (0.28 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 10-0; 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 910 and 912 Delaware Avenue from a Two-Family Residential (R-2) zone to a Light Industrial (I-1) zone for 0.24 net (0.28 gross) acres, being 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 following use restrictions are appropriate and proper because the site lies immediately adjacent to existing single family uses across Delaware Avenue and shall apply via conditional zoning:

- a. Any outdoor lighting shall not be directed towards nearby residential properties.
- b. Any freestanding signage shall be limited to one freestanding sign, not to exceed 15-feet in height and 32 square feet in area.

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:

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MAYOR

ATTEST:

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CLERK OF URBAN COUNTY COUNCIL

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