

**REVISED RECOMMENDATION FOR CONDITIONAL ZONING RESTRICTION**

**PLN-MAR-18-00028: IVCP ATHENS, LLC**

4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following **prohibited uses and landscape buffers** shall apply to the subject property via conditional zoning:
- a. **Landscape Buffers (in addition to the requirements of Article 18 of the Zoning Ordinance)**
    - 1) **Along the eastern boundary of the subject property, adjacent to Interstate 75, a 25-foot wide landscape buffer shall be provided.**
    - 2) **Included in the landscape buffer shall be evergreen trees planted every 20 feet, staggered on center in two rows.**
  - b. **Prohibited Uses:**
    - 1) Establishments and lots for the display, rental, sale, service, and minor repair of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.
    - 2) Ice Plant.
    - 3) Tire re-treading and recapping.
    - 4) Truck terminals and freight yards.
    - 5) Major or minor automobile and truck repair.
    - 6) Establishments for the display and sale of precut, prefabricated, or shell homes.
    - 7) Rental Storage yard.
    - 8) Commercial wood lots.
    - 9) Outdoor material storage and sales as otherwise permitted.
    - 10) Advertising signs, also known as billboards, as regulated by Article 17 of the Zoning Ordinance.

These restrictions are necessary and appropriate in order to restrict the most intense land uses on the subject property, which could have a negative impact on the surrounding agricultural zones and Athens Boonesboro Road, a major gateway into the Lexington Fayette Urban County. These restrictions will protect the aesthetic character of the Athens Boonesboro Road gateway, as recommended by the 2017 Rural Land Management Plan (RLMP).

HBB/TLW/DW

1/2/2019. 1/23/2019 Revised CZ

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