

**PLN-ZOTA-22-00015:**  
**INTENT STATEMENTS FOR**  
**ZONING CATEGORIES**  
**ARTICLES 8, 10, 11, 22, AND 23**

General Government and Planning Committee

01/17/2023



**LEXINGTON**



# Primary Documents that Guide and Regulate Planning in Lexington

## Comprehensive Plan

- Establishes an overall plan and recommended actions relevant to the current and future needs of the Lexington Community (Rural Land Management Plan, Small Area Plans, Corridor Plans).

## Zoning Ordinance

- Establishes laws that regulate the development of land within the Urban County's control.

## Land Subdivision Regulations

- Establishes regulations that control the design and layout of land being divided in the Urban County.

# Comprehensive Plan Implementation



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**LEXINGTON**

**2018 COMPREHENSIVE PLAN**



## Intents Text Amendment Timeline

### December 2020 – January 2023

Staff Research, Outreach, Review and Language Development,  
Planning Commission Public Hearings

February 28, 2019	Initiated by the Comprehensive Plan
August 19, 2021	PC Work Session - Overview of Intents
January 20, 2022	PC Work Session - Overview of Text
February 17, 2022	PC Work Session - Update of Text
February - July, 2022	Continued Refinement of Text
July 13, 2022	Notice Mailed to Neighborhood Associations
August 4, 2022	Zoning Committee Meeting
August 25, 2022	Public Hearing
October 6, 2022	Zoning Committee Meeting
October 27, 2022	Public Hearing Continued
November 10, 2022	Final Report Sent to Council
December 1, 2022	1 <sup>st</sup> Reading of Ordinance

# Importance of the Intent of the Zones

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Council District [10](#), Amanda Mays Bledsoe

Council District [11](#), Jennifer Reynolds

Council District [12](#), Kathy Plomin

*County Council*

“This zone is established to...”

- Provides the Connective Tissue between the Comprehensive Plan and the Zoning Ordinance
- Differentiates the purpose of each zone and provides background for the community
- Reviews the context and appropriateness of zones



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# Why update Zoning Ordinance Intent Statements?

- **Technical / Legal Reasons**
- **Practical Reasons**
- **Transparency**



# What is being updated?

- “The intent of this zone is to...”
- Modernization and continuity between zones
- Strengthens connection to the Comprehensive Plan and the other adopted Community Studies
- Zone Changes - Provides greater context for the appropriateness of zones in different locations of the community

URBAN COUNTY PLANNING COMMISSION 200 E. MAIN ST, LEXINGTON, KY		PLANNING SERVICES SECTION ZONING MAP AMENDMENTS
<b>SUMMARY OF REQUEST</b>		
The applicant is seeking a zone change from the Wholesale and Warehouse Business (B-4) zone to the Light Industrial (I-1) zone for the properties located at 101 and 109 W Loudon Avenue in order to establish a future kombucha brewery use at this location.		
INDUSTRY & PRODUCTION CENTER	<b>PLACE-TYPE</b>	
	The Industry and Production Center Place-Type is where Lexington's most intense types of economic development and job creation occur. These places should be located near major corridors to facilitate efficient and affordable shipping and transportation of goods throughout the region while minimizing the impact on the traffic infrastructure throughout the rest of the community. Special care should be taken to address the environmental impact of these places as well as their impact on residents.	
INDUSTRIAL & PRODUCTION NON-RESIDENTIAL	<b>DEVELOPMENT TYPE</b>	
	<p><u>Primary Land Use, Building Form, &amp; Design</u> Primarily employment land dedicated to the most intense types of employment-centric development. This is the only category where uses are inherently incompatible and are best separated from adjacent uses. These uses are best suited in areas where they already exist, collocating to utilize industrial-scale infrastructure to serve the needs of the users. Environmental protection measures should be taken to minimize impacts.</p> <p><u>Transit Infrastructure &amp; Connectivity</u> These uses are also heavy employers and should incorporate mass transit infrastructure, on par with that of other modes, to connect residents to their jobs.</p>	
<b>PROPOSED ZONING</b>		
	This zone is intended for manufacturing, industrial and related uses not involving a potential nuisance in terms of smoke, noise, odor, vibration, heat, light or industrial waste. In addition, the Comprehensive Plan recognizes that it is important to promote adaptive reuse of older industrial areas and to allow Industrial Mixed-Use projects and Adaptive Reuse Projects. The Comprehensive Plan should be used to determine appropriate locations for this zone and for Industrial Mixed-Use Projects. Consideration should be given to the relationship of this zone to the surrounding land uses and to the adequacy of the street system to serve the anticipated traffic needs.	
<b>PROPOSED USE</b>		
	This petitioner is proposing the Light Industrial (I-1) zone in order to allow for production type uses within the existing Greyline Station Adaptive Reuse Project. In particular, the applicant wishes to utilize space within the existing workshop building in order to establish a kombucha brewery.	
While the scope of uses is proposed to be expanded, the footprint of the existing structures and the layout of the parking areas and landscaping are not proposed to be changed with this request.		
<b>APPLICANT &amp; COMMUNITY ENGAGEMENT</b>		
	According to the submitted letter of justification, the applicant states that they had preliminary discussions with several adjacent property owners regarding this project, and has indicated that they intend to conduct further neighborhood outreach.	
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## Townhouse Residential (R-1T) zone

### *Current*

The intent of this zone is to provide for attached single family dwellings and supporting uses. This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

### *Proposed*

The intent of this zone is to provide for low density, single family residences, emphasizing the incorporation of attached single family dwellings (townhomes) and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. Attached single family dwellings should be located along road frontage and should not adversely impact the associated pedestrian system. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## Modernization of Zone Titles



- The naming convention for our zones have not changed since the 1983
- Need to direct our vision to the future of Lexington-Fayette Urban County as represented by the Imagine Lexington: 2018 Comprehensive Plan

# Modernization of Zone Title

## Current

- Two Family Residential (R-2) zone
- High Density Apartment (R-4) zone
- High Rise Apartment (R-5) zone

## Proposed

- Mixed Low Density (R-2) zone
- Medium Density Residential (R-4) zone
- High Density Residential (R-5) zone

### LR low density residential



Primary Land Use, Building Form, & Design

Primarily attached and detached single-family homes of varying formats, including accessory dwelling units.

Homogeneous neighborhoods that do not include a mix of housing types should be avoided. Low density residential is only appropriate as a component of "Enhanced Neighborhoods" and "New Complete Neighborhoods", and should be supplemented by a variety of uses and housing options to create sustainable places.



Transit Infrastructure & Connectivity

Multi-modal network connections, including connected streets, are required to keep an efficient transportation network that provides viable options for all users.



Quality of Life Components

These developments should include intentional open space designed to fit the needs of area residents, and be in walking distance of nearby neighborhood-serving commercial/employment uses.

### MR medium density residential



Primary Land Use, Building Form, & Design

Primarily attached and multi-family units.

Multi-family units should complement and enhance existing development through quality design and connections.



Transit Infrastructure & Connectivity

Nearby commercial/employment uses and greenspaces should be easily accessible, and bicycle and pedestrian modes should be maximized to connect residents to destinations.



Quality of Life Components

These developments should include intentional open space designed to fit the needs of area residents, and a variety of neighborhood-serving commercial/employment uses.

### HR high density residential



Primary Land Use, Building Form, & Design

Primarily high-rise multi-family units.

This type of development is generally reserved for the most intensely developed areas in Lexington, with the infrastructure to support it. Where these developments about existing or historic neighborhoods, appropriate step-downs or context-sensitive elements should be used to minimize intrusion.



Transit Infrastructure & Connectivity

Mass transit infrastructure should be provided along transit routes through collaboration with Lextran, and bicycle and pedestrian facilities should be plentiful to provide multi-modal options. Parking should be minimized in favor of multi-modal options, and where necessary, should be predominantly accommodated within garages.



Quality of Life Components

Open space and greenspace opportunities should be adequate within the area to support the residents, or should be provided creatively on-site utilizing plazas, rooftop space, or other means that accomplish the goal, but still allow for high Floor Area Ratios.



## What this text does...

- Corrects references to the Comprehensive Plan
- Updates the zone nomenclature to match the Comprehensive Plan
- Modernizes the text for 2023 and beyond

## What this text does NOT do...

- Does not change what people can do with property
- Does not allow new uses



## **The Planning Commission Recommended Unanimous Approval for the Following Reasons:**

1. The proposed text changes will provide greater consistency between Lexington's adopted documents and remove references to defunct future land use categories from past Comprehensive Plan methodologies.
2. The proposed text will also modernize the language of the Zoning Ordinance to reflect current and anticipated land use practices and to strengthen the vital link between the Comprehensive Plan and Zoning Regulations.
3. The proposed text changes will provide greater transparency to the community as to the purpose of zones and can provide a foundation to any future text amendments to zones.
4. The proposed text amendment is in agreement with the 2018 Comprehensive Plan's Goals, Objectives, and Policies, for the following reasons:
  - a. An accurate and modern Ordinance is imperative to the implementation of the 2018 Comprehensive Plan (Goal 2).
  - b. The proposed language will update the Zoning Ordinance to reflect the direction of the 2018 Comprehensive Plan, proactively planning for the next 20 years of growth (Theme E, Accountability Policy #2).
  - c. The proposed language will allow for the implementation of the Comprehensive Plan and the Placebuilder, which includes criteria for zone change applications, based upon the goals and objectives, to ensure development compliance with the Comprehensive Plan (Theme E, Accountability Policy #3).

# Questions?





## R-1A zone Intent

### *Current*

These zones are established to provide for single-family detached residences and supporting uses. The zones should be located in areas of the community where services and facilities will be adequate to serve the anticipated population. The Comprehensive Plan should be used to determine the location and density (units/acre) of each single-family zone.

### *Proposed*

The intent of this zone is to provide for low density, single family detached residences and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## R-1E zone Intent

### *Current*

The intent of this zone is to provide for single family detached residences on small lots, and at a higher density than would be possible in other detached single family zones. It may be used for zero-lot-line houses and for patio houses. This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

### *Proposed*

The intent of this zone is to provide for low density, single family detached residences and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone may be used for zero-lot-line houses, patio houses, and other compact housing types. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.





## R-1T zone Intent

### *Current*

The intent of this zone is to provide for attached single family dwellings and supporting uses. This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

### *Proposed*

The intent of this zone is to provide for low density, single family residences, emphasizing the incorporation of attached single family dwellings (townhomes) and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. Attached single family dwellings should be located along road frontage and should not adversely impact the associated pedestrian system. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## R-2 Zone Intent

### *Current*

This zone is primarily for two-family dwellings (duplexes). This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

### *Proposed*

The intent of this zone is to provide for a mix of low density residential development and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan. This zone may be used for zero-lot-line houses, patio houses, and other compact housing types.



## R-3 Zone Intent

### *Current*

This zone is primarily for multi-family dwellings and other residential uses. This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan, and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

### *Proposed*

The intent of this zone is to provide for medium density mixed residential development, including multi-family dwellings, group residential housing, compact housing types, attached and detached single family dwellings, and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should provide a variety of housing options rather than a single type. The medium density residential uses should be located along local and collector streets, with lower density residential uses located along local streets. Adequate multi-modal connections should be available to all residents, so to allow for long term viability and incremental growth. Low and Medium density residential land uses should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## R-4 Zone Intent

### *Current*

This zone is primarily for multi-family dwellings, but at a higher density than the R-3 zone. The R-4 zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan, and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

### *Proposed*

The intent of this zone is to provide for medium to medium-high density multi-family dwellings and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. The medium to medium-high density residential uses should be located along collector and arterial streets. Where lower density development occurs in this zone, it should be located along local streets. Adequate multi-modal connections should be available to all residents. Development should be in areas of the community where necessary services and facilities will be adequate to serve the anticipated population. Medium to medium-high density multi-family dwellings should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## R-5 Zone Intent

### *Current*

This zone is primarily for multi-family dwellings and particularly for high rise apartments. The R-5 zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan, and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

### *Proposed*

The intent of this zone is to provide for high density multi-family dwellings and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. The high density residential uses should be located along collector and arterial streets. Adequate multi-modal connections should be available to all residents. Development should be in areas of the community where necessary services and facilities will be adequate to serve the anticipated population. High density multi-family dwellings should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## P-1 Zone Intent

### *Current*

This zone is primarily for offices and related uses. Retail sales are prohibited, except where directly related to office functions. This zone should be located as recommended in the Comprehensive Plan.

### *Proposed*

The intent of this zone is to provide for offices and related professional uses. Retail sales are prohibited, except where directly related to office functions. Consideration should be given to the relationship of this zone to the surrounding land uses, the established built context, and the adequacy of the street system to serve the anticipated traffic needs. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## B-1 Zone Intent

### *Current*

This zone is intended to accommodate neighborhood shopping facilities to serve the needs of the surrounding residential area. Generally, they should be planned facilities and should be located as recommended in the Comprehensive Plan. This zone should be oriented to the residential neighborhood, and should have a roadway system which will be adequate to accommodate the anticipated vehicular traffic.

### *Proposed*

The intent of this zone is to accommodate neighborhood shopping facilities to serve the needs of the surrounding residential area. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should be oriented to support and enhance a residential neighborhood. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.





## B-2 Zone Intent

### *Current*

This zone is intended to accommodate existing and future development in the Central Business District.

### *Proposed*

The intent of this zone is to accommodate existing and future development in the downtown core area. The zone is a specialized district for the location of high density residential and high intensity commercial and mixed-use developments. This zone recognizes the downtown core as the focal point of business, recreation, and transportation facilities and activities for Lexington. Development within this zone should coordinate with adopted plans and studies, including corridor studies and streetscape plans. This zone should be located and developed within the Downtown Place-Type and should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## B-2A Zone Intent

### *Current*

These zones are established to provide for single-family detached residences and supporting uses. The zones should be located in areas of the community where services and facilities will be adequate to serve the anticipated population. The Comprehensive Plan should be used to determine the location and density (units/acre) of each single-family zone.

### *Proposed*

The intent of this zone is to accommodate existing and proposed development in the transitional "frame," which surrounds the downtown core area, by providing for comparable and compatible uses while anticipating the future expansion of the downtown core area. Development within this zone should coordinate with adopted plans and studies, including corridor studies and streetscape plans. This zone should be located and developed within the Downtown Place-Type and should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## B-2B Zone Intent

### *Current*

This zone is intended to ensure compatible land uses, the preservation of existing attractions compatible with the Lexington Center, and the encouragement of new uses necessary to the proper development of the downtown area. The permitted land uses in the zone should have some logical relation to the Lexington Center and to the downtown core, should promote tourism, should promote the economic health of the community, should provide for an aesthetically pleasing environment, and should prevent the creation of influences adverse to the prospering of the Lexington Center and the downtown area.

### *Proposed*

The intent of this zone is to ensure compatible land uses, the preservation of existing attractions compatible with the Lexington Center, and the encouragement of new uses necessary to the proper development of the downtown area. The permitted land uses in the zone should have a logical relation to the Lexington Center and to the downtown core, should promote tourism, should promote the economic health of the community, should provide for an aesthetically pleasing environment, and should prevent the creation of influences adverse to the prospering of the Lexington Center and the downtown area. Development within this zone should coordinate with adopted plans and studies, including corridor studies and streetscape plans. This zone should be located and developed within the Downtown Place-Type and should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## B-3 Zone Intent

### *Current*

This zone is intended to provide for retail and other uses, which are necessary to the economic vitality of the community but may be inappropriate in other zones. The Comprehensive Plan should be used to determine the locations for this zone. Special consideration should be given to the relationship of the uses in the zone to the surrounding land uses and to the adequacy of the street system to serve the traffic needs.

### *Proposed*

The intent of this zone is to provide for retail and commercial uses, which are necessary to the economic vitality of the community but may be inappropriate in the more neighborhood oriented zones. Development in this zone should front on an arterial or major collector roadway and should serve the needs of the broader Lexington community. Consideration should be given to the relationship of the uses in the zone to the surrounding land uses and to the adequacy of the street system to serve the traffic needs. Developments should avoid nuisance impacts of light, air, and sound that may be caused on adjacent neighborhoods. Where necessary, developments should include service roads to reduce the impact on highway movement, while also providing appropriate frontage to meet the needs of businesses. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## B-4 Zone Intent

### *Current*

This zone is intended primarily for wholesaling, warehousing, storage operations and establishments whose activity is of the same general character as the above. To a lesser extent, this zone is also intended to provide for the mixture of professional offices and warehouses that promote reuse and redevelopment of older warehouses, allowing businesses to combine their entire operation in one building, as recommended for the Office/ Warehouse land use category in the Comprehensive Plan. This zone is also intended to encourage the adaptive reuse of older structures in or adjoining the Infill and Redevelopment Area to promote revitalization of these buildings, and the flexible use of sites outside of the Infill and Redevelopment Area. The Comprehensive Plan should be used to determine the appropriate locations for this zone. Consideration should be given to the relationship of this zone to the surrounding land uses and the adequacy of the street system to serve the anticipated traffic needs.

### *Proposed*

The intent of this zone is to provide for wholesaling, warehousing, storage operations and establishments whose activity is of the same general character as the above. Establishments within this zone should focus on supportive uses to both industrial and residential needs and should act as a buffer between more intense and less intense land uses. To a lesser extent and where applicable, this zone is also intended to provide for the mixture of uses that promotes the adaptive reuse and redevelopment of older structures. The reuse of older structures is intended to allow for a more sustainable option for the revitalization of applicable properties, while providing employment, residential, and/or entertainment opportunities for the surrounding neighborhoods. Consideration should be given to the relationship of this zone to the surrounding land uses and the adequacy of the street system to serve the anticipated traffic needs. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## I-1 Zone Intent

### *Current*

This zone is intended for manufacturing, industrial and related uses not involving a potential nuisance in terms of smoke, noise, odor, vibration, heat, light or industrial waste. In addition, the Comprehensive Plan recognizes that it is important to promote adaptive reuse of older industrial areas and to allow Industrial Mixed-Use projects and Adaptive Reuse Projects. The Comprehensive Plan should be used to determine appropriate locations for this zone and for Industrial Mixed-Use Projects. Consideration should be given to the relationship of this zone to the surrounding land uses and to the adequacy of the street system to serve the anticipated traffic needs.

### *Proposed*

The intent of this zone is to provide appropriately located manufacturing, industrial, and related uses. The zone is intended to bolster Lexington's economy through diverse employment opportunities for the Bluegrass Region. The uses allowable within this zone involve low-impact manufacturing, industrial, and related uses not involving a potential nuisance in terms of smoke, noise, odor, vibration, heat, light or industrial waste. To a lesser extent and where applicable, this zone is also intended to provide for the mixture of uses that promotes the adaptive reuse and redevelopment of older structures. The reuse of older structures is intended to allow for a more sustainable option for the revitalization of applicable properties, while providing employment, residential, and/or entertainment opportunities for the surrounding neighborhoods. Adequate buffering and separation from lower intensity land uses is necessary. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## I-2 Zone Intent

### *Current*

This zone is intended for manufacturing, industrial, and related uses that involve potential nuisance factors. It is also intended to encourage Adaptive Reuse Projects of older structures in or adjoining the Infill and Redevelopment Area. The Comprehensive Plan should be used to determine the appropriate locations for this zone.

Consideration should be given to the relationship of this zone to the surrounding land uses and to the adequacy of the street system to serve the anticipated traffic needs.

### *Proposed*

The intent of this zone is to provide appropriately located manufacturing, industrial, and related uses. The zone is intended to bolster Lexington's economy through diverse employment opportunities for the Bluegrass Region. The uses allowable within this zone involve potential nuisance factors, which necessitates adequate buffering and separation from lower intensity land uses. To a lesser extent and where applicable, this zone is also intended to provide for the mixture of uses that promotes the adaptive reuse and redevelopment of older structures. The reuse of older structures is intended to allow for a more sustainable option for the revitalization of applicable properties, while providing employment, residential, and/or entertainment opportunities for the surrounding neighborhoods. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.





## P-2 Zone Intent

### *Current*

This zoning category is created to provide for a mixture of compatible office, and research uses in a campus setting that adheres to high quality standards. Residential, retail, and hotel/motel uses are intended to be supportive uses for the organizations located on the research campus.

### *Proposed*

The intent of this zone is to provide for a mixture of compatible office, and research uses in a campus setting that adheres to high quality standards. Residential, retail, and hotel/motel uses are intended to be supportive uses for the organizations located on the research campus. The establishment and implementation of the zone should be conducted in accordance with all adopted master plans and the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## M-1P Zone Intent

### *Current*

The intent of the Mobile Home Park (M-1P) zone is to permit the establishment of mobile home parks in areas which will provide a residential setting and which will be convenient to major traffic arterials. Because of unusual characteristics, mobile home parks pose special problems in the application of land use control techniques and require special consideration as to their proper location and character in relation to adjacent uses and to the proper integration of such uses into the community. The standards contained in this provision are intended to provide adequate protection and consideration for both the community and the mobile home dweller.

### *Proposed*

The intent of this zone is to ensure that mobile home parks are located in residential areas near major traffic corridors, and are context sensitive to surrounding land uses. The development of such parks should include planned open space and pedestrian circulation. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## B-5P Zone Intent

### *Current*

The intent of the Interchange Service Business (B 5P) zone is to permit the establishment of limited commercial facilities at limited access highway interchange areas so that the traveling public is conveniently provided with transient type services without endangering the movement along, as well as access to and from, the limited access highway. The standards contained in this Article are intended to provide adequate protection for, and consideration of, the traveling public.

### *Proposed*

The intent of this zone is to permit the establishment of limited commercial facilities which should be located at limited access highway interchange areas so that the traveling public is conveniently provided with transient type services without endangering the movement along, as well as access to and from, the limited access highway. The standards contained in this Article are intended to provide adequate protection for, and consideration of, the traveling public. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## PUD Intent

### *Current*

It is recognized that this Zoning Ordinance provides zones which allow all types of residential, professional office, business, and industrial uses and provides minimum standards in each zone to ensure the health, safety, and welfare of the community. It is also recognized that such traditional zoning practices can, at times, restrict and hamper innovative but proper approaches. This Article is intended to establish zones which allow for innovation which may not be accomplished using traditional techniques. Certain customary restrictions may not be necessary, or may be altered based on the size and scale of the project. Because customary standards are to be relaxed in these zones, close government scrutiny will be necessary to ensure that the overall standards for the health, safety, and welfare of the community will be maintained. While the traditional zones will continue to be available, this article is intended to establish Planned Unit Development zones, which will provide an alternative to the traditional zones.

It is further intended that the Planned Unit Development zones are established to encourage innovative design and the use of qualified professionals, to provide for flexibility which would not be possible using traditional techniques, to promote the efficient use of existing and proposed facilities, to minimize land use conflicts and promote development compatible with surrounding land uses, to provide a safe and efficient roadway system both for the Planned Unit Development and the surrounding area, to ensure that the development is responsive to the natural and man-made features of the site and to provide for development which will further the implementation of the adopted Comprehensive Plan.

### *Proposed*

The intent of this zone is to establish zones that encourage innovative design which may not be accomplished using traditional zoning practices. Certain customary restrictions may not be necessary, or may be altered based on the size and scale of the project. Customary standards are to be relaxed in these zones; therefore, close government scrutiny will be necessary to ensure that the overall standards for the health, safety, and welfare of the community will be maintained. These zones also promote the use of qualified professionals. It is further intended that the Planned Unit Development zones promote context sensitive development in accordance with the Goals, Objectives, Policies and Development Criteria of the Comprehensive Plan.



## PUD-1 Zone Intent

### *Current*

The intent of the Residential Planned Unit Development (PUD-1) is to encourage a unified design for large tracts of land in the new growth areas of Lexington-Fayette County, which will be consistent with the residential land use recommendations of the adopted Comprehensive Plan..

### *Proposed*

The intent of this zone is to encourage unified design and development of large tracts of land in the new growth areas of Lexington-Fayette County. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.



## PUD-2 Zone Intent

### *Current*

The intent of the Residential Planned Unit Development (PUD-1) is to encourage a unified design for large tracts of land in the new growth areas of Lexington-Fayette County, which will be consistent with the residential land use recommendations of the adopted Comprehensive Plan.

### *Proposed*

The intent of the Luigart Planned Unit Development (PUD-2) zone is to implement the recommendations of the 2009 Central Sector Small Area Plan and the 2011 North Limestone Sustainability Plan. The establishment of the zone should promote the innovative reuse and redevelopment of an older, mixed-use neighborhood in the urban core of Lexington-Fayette County in accordance with the Goals, Objectives, Policies and Development Criteria of the Comprehensive Plan.



## EAR-1 Zone Intent

### *Current*

This zone is intended to provide a mixture of low density residential uses which will serve as a transition between the more intensely developed land uses and the Rural Service Area. Development in the EAR-1 zone shall comply with the Community Design Element of the Expansion Area Master Plan.

### *Proposed*

This zone is intended to provide a mixture of low density residential uses which will serve as a transition between the more intensely developed land uses and the Rural Service Area. Development in the EAR-1 zone shall comply with the Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.



## EAR-2 Zone Intent

### *Current*

The intent of the Expansion Area Residential 2 zone is to provide a mixture of residential uses and housing types, to allow density transfer from areas which should not be developed, and to provide for well-designed neighborhoods. Development in the EAR-2 Zone shall comply with the Community Design Element of the Expansion Area Master Plan.

### *Proposed*

The intent of the Expansion Area Residential 2 zone is to provide a mixture of residential uses and housing types, to allow density transfer from areas which should not be developed, and to provide for well-designed neighborhoods. Development in the EAR-2 Zone shall comply with the Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.





## EAR-3 Zone Intent

### *Current*

The intent of the Expansion Area Residential 3 Zone is to provide a mixture of residential uses and housing types at a higher density than the other Expansion Area Residential zones, to allow density transfer from areas that should not be developed and to provide for well-designed neighborhoods. Development in the EAR-3 Zone shall comply with the Community Design Element of the Expansion Area Master Plan.

### *Proposed*

The intent of the Expansion Area Residential 3 Zone is to provide a mixture of residential uses and housing types at a higher density than the other Expansion Area Residential zones, to allow density transfer from areas that should not be developed and to provide for well-designed neighborhoods. Development in the EAR-3 Zone shall comply with the Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.



## TA Zone Intent

### *Current*

The intent of the Transition Area zone is to create an overlay district to be used in conjunction with an EAR zoning category to allow for the development of residential uses and civic, cultural, religious, and educational institutions on lands which are located immediately adjacent to Community Center zones.

Development in the TA Zone shall comply with the Community Design Element of the Expansion Area Master Plan.

### *Proposed*

The intent of the Transition Area zone is to create an overlay district to be used in conjunction with an EAR zoning category to allow for the development of residential uses and civic, cultural, religious, and educational institutions on lands which are located immediately adjacent to Community Center zones. Development in the TA Zone shall comply with the Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.



## CC Zone Intent

### *Current*

The intent of this zone is to implement the Community Center land use designation in the Expansion Area Master Plan by providing a mixture of residential uses and non-residential uses which serve the needs of the surrounding residential neighborhoods. Development in the CC Zone shall comply with the Community Design Element of the Expansion Area Master Plan.

### *Proposed*

The intent of this zone is to implement the Community Center land use designation in the Expansion Area Master Plan by providing a mixture of residential uses and non-residential uses which serve the needs of the surrounding residential neighborhoods. Development in the CC Zone shall comply with the Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.



## ED Zone Intent

### *Current*

The purpose of the Economic Development zone is to provide land within the Expansion Area for employment opportunities compatible with the overall character of development as provided in the Expansion Area Master Plan.

Development in the ED Zone shall comply with the Community Design Element of the Expansion Area Master Plan.

### *Proposed*

The purpose of the Economic Development zone is to provide land within the Expansion Area for employment opportunities compatible with the overall character of development as provided in the Expansion Area Master Plan. Development in the ED Zone shall comply with the Community Design Element of the Expansion Area Master Plan. The zone should be established in accordance with the Goals, Objectives, Policies and Development Criteria in the Comprehensive Plan.