

CONDITIONAL USE ZOTA

PLANNING & PUBLIC SAFETY COMMITTEE MEETING

OCTOBER 17, 2017



LEXINGTON



CONDITIONAL USES ARE...

- Uses that MAY be allowed in a certain zone, but require review and approval by the Board of Adjustment.
- Typical examples are churches, child care facilities, nightclubs/cocktail lounges and home occupations.
- Very numerous! Total of 378 in Article 8 of the Zoning Ordinance.

APPLYING TO THE BOA

- Application Forms & Other Paperwork
- Site Plan (similar to a “development plan”)
- Notice to Surrounding Property Owners
- Public Hearing



PROPOSED CHANGES

Conditional Use to Principal Permitted

- Temporary Real Estate Sales Offices
- Veterinarian Offices & Animal Clinics
- Health Clubs, Athletic Clubs & Spas
- Indoor Recreational/Athletic Clubs
- Self-Service Car Washes

PROPOSED CHANGES

Conditional Use to Accessory

- “Low-Impact” Home Occupations
- Roof or Pole-Mounted Satellite Dishes
- Non-Commercial Athletic Club Facilities
- Incidental Retail Sales & Personal Services

WHY CHANGE THESE 9 USES?

- Routinely Approved by the BOA
- Better Government Service
- Multiple Benefits –
 - Applicants
 - Staff
 - BOA Members/Process



OTHER MINOR REVISIONS...

- Add Definition of “Personal Care Facility”
- Remove the Term “Rest Home”
- Replace “Church” with “Place of Religious Assembly”



QUESTIONS?