

ORDINANCE NO. _____ - 2025

AN ORDINANCE AMENDING ARTICLES 8-17(B) AND (C) AND ARTICLES 8-19(B) AND (D) OF THE LEXINGTON-FAYETTE URBAN COUNTY ZONING ORDINANCE, RELATING TO DOWNTOWN BUSINESS ZONES, TO DESIGNATE MICRO-DISTILLERIES AS PRINCIPAL USES AND CONDITIONAL USES IN THE B-2 ZONES.

WHEREAS, the Lexington-Fayette Urban County Planning Commission considered at a public hearing on August 28, 2025 a text amendment to Articles 8-17(b) and (c) and Articles 8-19(b) and (d) of the Lexington-Fayette Urban County Zoning Ordinance, relating to Downtown Business zones, to designate micro-distilleries as principal uses and conditional uses in the B-2 zones; said Commission recommending approval of the staff alternative text amendment by a vote of 8-0; and

WHEREAS, this Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation of the Planning Commission is attached hereto and incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That Article 8-17(b) of the Lexington-Fayette Urban County Zoning Ordinance be and hereby is amended to add subsection 20(a), (b) and (c), to read as follows:

Article 8-17: Downtown Business (B-2) Zone

[...]

(b) Principal Uses. (Other uses substantially similar to those listed herein shall also be deemed permitted.)

[...]

20. Micro-distilleries subject to the following requirements:

- a. Production shall be limited to ten thousand (10,000) gallons of distillate annually;
- b. Distilling operations shall occur within a structure; and
- c. There shall be an associated retail component or eating and drinking establishment.

Section 2 – That Article 8-17(c) of the Lexington-Fayette Urban County Zoning Ordinance be and hereby is amended to add subsection 11, to read as follows:

Article 8-17: Downtown Business (B-2) Zone

[...]

(c) Conditional Uses. (Permitted only with Board of Adjustment approval.)

[...]

11. Micro-distillery, including all activities permitted in KRS 243.0305 and 243.035, without limitation, sampling, souvenir package sales, retail drink sales, and bottling.

Section 3 – That Article 8-19(b) of the Lexington-Fayette Urban County Zoning Ordinance be and hereby is amended to add subsection 32(a), (b), and (c), to read as follows:

Sec. 8-19 Lexington Center Business (B-2B) Zone.

[...]

(b) Principal Uses. (Other uses substantially similar to those listed herein shall also be deemed permitted.)

[...]

32. Micro-distilleries subject to the following requirements:

- a. Production shall be limited to ten thousand (10,000) gallons of distillate annually;
- b. Distilling operations shall occur within a structure; and
- c. There shall be an associated retail component or eating and drinking establishment.

Section 4 – That Article 8-19(d) of the Lexington-Fayette Urban County Zoning Ordinance be and hereby is amended to add subsection 14, to read as follows:

Sec. 8-19 Lexington Center Business (B-2B) Zone.

[...]

(d) Conditional Uses (Permitted only with Board of Adjustment approval)

[...]

14. Micro-distillery, including all activities permitted in KRS 243.0305 and 243.035, without limitation, sampling, souvenir package sales, retail drink sales, and bottling.

Section 5 – That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL:

MAYOR

ATTEST:

CLERK OF URBAN COUNTY COUNCIL
PUBLISHED:

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