

ORDINANCE NO. _____ - 2019

AN ORDINANCE AMENDING ARTICLES 8-17(O), 8-18(O) AND 8-19(O) OF THE ZONING ORDINANCE TO PROVIDE FOR GREATER CORRELATION BETWEEN THE TOWN BRANCH COMMONS CORRIDOR AND DEVELOPMENT THAT IS ADJACENT TO, CONNECTED TO, OR INTERACTS DIRECTLY WITH THE TOWN BRANCH COMMONS CORRIDOR IN THE B-2B ZONE. (URBAN COUNTY COUNCIL).

WHEREAS, the Lexington-Fayette Urban County Planning Commission has considered a text amendment to Articles 8-17(o), 8-18(o) and 8-19(o) of the Zoning Ordinance to provide for greater correlation between the Town Branch Commons corridor and development that is adjacent to, connected to, or interacts directly with the Town Branch Commons corridor, in the B-2B zone. The Planning Commission did recommend APPROVAL of the staff alternative text by a vote of 8-0; 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 by reference herein.

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

Section 1 – That Article 8-17(o) of the Zoning Ordinance of the Lexington-Fayette Urban County Government is hereby amended as follows:

8-17(o) Special Provisions:

1. For any development within the Urban Renewal Project Area, all provisions of the Urban Renewal Plan shall take precedence over any provisions of this B-2 zone where such provisions are more restrictive than those set out in this zone.
2. For those floors of buildings containing dwelling units with windows for habitable rooms, there shall be provided a height-to-yard ratio of 3:1 for light and air. Public street right-of-way width may be used as part of this setback requirement, except that a minimum setback of five (5) feet from the property line, other than property lines adjoining street right-of-way, shall be required in any case. No setback shall be required for those floors containing non-residential uses or dwelling unit walls without windows.
3. Redevelopment of any site shall comply with the Downtown Streetscape Master Plan for Lexington, Kentucky.
4. For any development that is located adjacent to, connects to, or interacts directly with the Town Branch Commons corridor, such development of the site shall comply with the Town Branch Commons Masterplan & Design standards; taking precedent over the Downtown Streetscape Master Plan where conflicts occur.

Section 2 – That Article 8-18(o) of the Zoning Ordinance of the Lexington-Fayette Urban County Government is hereby amended as follows:

8-18(o) Special Provisions:

1. Redevelopment of any site shall comply with the Downtown Streetscape Master Plan for Lexington, Kentucky.
2. For any development that is located adjacent to, connects to, or interacts directly with the Town Branch Commons corridor, such development of the site shall comply with

the Town Branch Commons Masterplan & Design standards; taking precedent over the Downtown Streetscape Master Plan where conflicts occur.

Section 3 - That Article 8-19(o) of the Zoning Ordinance of the Lexington-Fayette Urban County Government is hereby amended as follows:

8-19(o) Special Provisions:

1. For any development within the Urban Renewal Project Area, all provisions of the Urban Renewal Plan shall take precedence over any provisions of this B-2B zone where such provisions are more restrictive than those set in this zone.
2. Redevelopment of any site shall comply with the Downtown Streetscape Master Plan for Lexington, Kentucky.
3. For any development that is located adjacent to, connects to, or interacts directly with the Town Branch Commons corridor, such development of the site shall comply with the Town Branch Commons Masterplan & Design standards; taking precedent over the Downtown Streetscape Master Plan where conflicts occur.

Section 4 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL:

MAYOR

ATTEST:

Clerk of Urban County Council

PUBLISHED:

1000-19_TWJ/kt_X:\CASES\PLANNING\19-LE0001\LEG\00654118.DOCX