

AN ORDINANCE AMENDING ARTICLE 23A-7: EXPANSION AREA RESIDENTIAL 3 (EAR-3) ZONE SPECIAL PROVISIONS TO ALLOW FOR NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE REQUIRED OFF-STREET PARKING TO BE LOCATED BETWEEN AN APARTMENT BUILDING AND A COLLECTOR STREET IN THE EXPANSION AREA RESIDENTIAL 3 (EAR-3) ZONE. (MV RESIDENTIAL DEVELOPMENT, LLC).

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WHEREAS, the Lexington-Fayette Urban County Planning Commission has considered a text amendment to Article 23A-7 of the Zoning Ordinance to allow for no more than twenty-five percent (25%) of the required off-street parking to be located between and apartment building and a permit identification signs to be placed on large collector street in the Expansion Area Residential 3 (EAR-3) zone. Planning Commission did recommend APPROVAL of the staff alternative text by a vote of 7-0; 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 23A-7 of the Zoning Ordinance of the Lexington-Fayette Urban County Government is hereby amended by adding the following definition subsection:

ARTICLE 23A – EXPANSION AREAS ZONING CATEGORIES AND RESTRICTIONS

23A-7 *EXPANSION AREA RESIDENTIAL 3 (EAR-3) ZONE*

23A-7(k) SPECIAL PROVISIONS

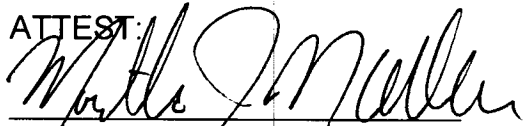
1. Affordable housing units shall not be considered as dwelling units for the purposes of calculating maximum density, provided the number of affordable units does not exceed eight (8) units per gross acre.
2. At least twenty-five percent (25%) of the net developable acreage of any project in the EAR-3 zone shall be open space.
3. Permitted schools shall not be located on a lot exceeding 15 acres in area.
4. No more than twenty-five percent (25%) of the required off-street parking for a multi-family residential development shall be located between the closest residential building and the right of way of any collector street.

Section 2 – That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: October 8, 2015

  
MAYOR

ATTEST:

  
Clerk of Urban County Council

Published: October 15, 2015-1t

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