

ORDINANCE NO. _____ - 2026

AN ORDINANCE CHANGING THE ZONE FROM A PROFESSIONAL OFFICE (P-1) ZONE TO A NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 0.6049 NET (0.6436 GROSS) ACRES, FOR PROPERTY LOCATED AT 456 EAST HIGH STREET. (BREAD AND ROSES, LLC; COUNCIL DISTRICT 3).

WHEREAS, at a Public Hearing held on April 23, 2026, a petition for a zoning ordinance map amendment for property located at 456 East High Street, changing the zone from a Professional Office (P-1) Zone to a Neighborhood Business (B-1) Zone, for 0.6049 net (0.6436 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 8-0; and

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

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

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

Section 1 – That the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a change in zone for property located at 456 East High Street, from a Professional Office (P-1) Zone to a Neighborhood Business(B-1) Zone, for 0.6049 net (0.6436 gross) acres, being more fully described in Exhibit “A,” which is attached hereto and incorporated herein by reference.

Section 2 – That, under the provisions of Article 6-7 of the Zoning Ordinance, the following conditional zoning restrictions shall apply to the subject property:

1. The following uses shall be prohibited:
 - a. Automobile service stations
 - b. Miniature golf courses
 - c. Carnivals and Circuses, even on a temporary basis
 - d. Drive-through facilities
 - e. Pawn shops
 - f. Gasoline pumps
 - g. Mining of non-metallic minerals
 - h. Parking lots and structures, other than as an accessory use
 - i. Rental of equipment whose retail sale would otherwise be permitted in a B-1 zone
 - j. Minor automobile repair
 - k. Funeral parlors

These conditional zoning restrictions are appropriate and necessary in order to

protect the character of the Aylesford Park Historic area as well as the character of the High Street corridor, and the limitation of these uses also align with the applicant's stated goals of providing a development that is oriented towards the existing neighborhood, rather than the traveling public.

Section 3 -- That the Lexington-Fayette Urban County Planning Commission is directed to show the amendment on the official zone map atlas and to make reference to the number of this Ordinance.

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: