



# Lexington-Fayette Urban County Government

200 E. Main St  
Lexington, KY 40507

## Legislation Text

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File #: 1270-18, Version: 1

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An Ordinance adding a Neighborhood Design Character Overlay (ND-1) zone for 4.21+/- net and gross acres, to preserve existing neighborhood character for properties located at 101-175 and 201-221 Romany Rd. (Urban County Planning Commission; Council District 5). Approval 8-0 **(To be heard by January 23, 2019)** [Div. of Planning, Duncan]

[An Ordinance changing the zone to expand a Neighborhood Design Character Overlay (ND-1) zone for the Chevy Chase neighborhood for 4.21± net and gross acres, to preserve existing neighborhood character for properties located at 101-175 and 201-221 Romany Road. (URBAN COUNTY PLANNING COMMISSION: Council District 5). Approval 8-0 (To Be Heard By January 23, 2019) [Div. of Planning, Duncan]]

WHEREAS, at a Public Hearing held on October 25, 2018, a petition for a zoning Ordinance map amendment to add a Neighborhood Design Character Overlay (ND-1) zone for 4.21± net and gross acres for property located at 101-175 and 201-221 Romany Road, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change having voted 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 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, to add a Neighborhood Design Character Overlay (ND-1) zone for 4.21± net and gross acres for property located at 101-175 and 201-221 Romany Road, being more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

Section 2 - That the Granting of this zone change is made subject to the following use

restrictions as conditions of Granting the zone change:

Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are proposed for the subject property via conditional zoning:

**1. Rear Yard Setbacks**

- A. Measured 70' from the Front Building Plane (excludes porches) or 10' from the Rear Property Line, whichever is greater. Applies to all properties except those on Andover Drive, Garden Road, and Tates Creek Road.
- B. Measured 80' from the Front Building Plane (excludes porches) or 10' from the Rear Property Line, whichever is greater. This applies to all properties on Andover Drive, Garden Road, and Tates Creek Road.

**2. Building Heights**

Maximum of 30 feet to highest ridge and maximum eave height (aka gutter line) at 2" floor ceiling line including dormers. (Excludes new additions which May exceed 30' in order to match existing ridgelines, eave height measured at top of fascia board).

**3. Roof Pitch**

Minimum 7:12 slope for Gabled Primary Roofs (Excludes dormers, single family story flat roofs, roofs built to match existing roof pitches, and for allowable projections per Article 15-5 of the Zoning Ordinance).

**4. Wall Openings**

Minimum of 10% of the wall plane on each elevation of new construction is to be windows, doors and/or vented openings; however, no openings shall be required if Building Code requires Fire Ratings. (Excludes any new construction with a wall plane area of less than 150 square feet, chimneys, and side walls of dormers).

**5. Parking For Single-Family Attached and Multi-Family Dwellings**

No parking in front of the front building plane of the principal structure on the lot. Garage doors shall not face the front building line. (Excludes detached garages).

**6. Accessory Structures**

Maximum footprint of 800 square feet for all accessory structures per lot. Maximum 22' height to roof ridge, maximum 12' height to eave (aka gutter line). No exterior stairs shall be permitted. Maximum 50% of roof square footage allowed to be shed dormer. (Eave height measured at top of fascia

board and does not apply to dormers, and no minimum roof pitch required on accessory structures).

These restrictions are appropriate, given the extensive study undertaken to identify the existing neighborhood character and are necessary to maintain that existing character in the future.

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 passage.

PASSED URBAN COUNTY COUNCIL:

MAYOR

ATTEST:

CLERK OF URBAN COUNTY COUNCIL