



# Lexington-Fayette Urban County Government

200 E. Main St  
Lexington, KY 40507

## Legislation Text

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**File #:** 1615-16, **Version:** 1

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An Ordinance changing the zone from a Light Industrial (I-1) zone to a Highway Service Business (B-3) zone, for 7.5 net (10.25 gross) acres, for property located at 1803 Georgetown Rd.. (Ky. Hill Properties, LLC; Council District 2). Approval 5-3 OBJECTORS (To Be Heard By March 17, 2016) [Div. of Planning, Duncan]

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WHEREAS, at a Public Hearing held on December 17, 2015 a petition for a zoning ordinance map amendment for property located at 1803 Georgetown Road from a Light Industrial (I-1) zone to a Highway Service Business (B-3) zone for 7.5 net (10.25 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 5-3; 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 for property located at 1803 Georgetown Road from a Light Industrial (I-1) zone to a Highway Service Business (B-3) zone for 7.5 net (10.25 gross) acres, 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 and buffering restrictions are proposed for the subject property via conditional zoning:

**Prohibited Uses**

- a. Free-standing cocktail lounges or bars; that is, sale of alcoholic beverages by the drink shall be limited to establishments in which sales of food account for 50% or more of gross receipts.
- b. Carnivals or circuses on a temporary or permanent basis.
- c. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
- d. Billboards.
- e. Drive-in restaurants.

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