



2045

COMPREHENSIVE
PLAN

Urban Growth Management Zoning Ordinance Text Amendment

Planning Commission Work Session
Hal Baillie, Long Range Planning
8/31/2023

An aerial photograph of a large-scale construction project. A multi-lane road runs diagonally through the center. To the right of the road, there is a large area of excavated earth with several yellow excavators and other heavy machinery working. To the left of the road, there is a large pile of white pipes and other construction materials. The background shows a highway with traffic and more greenery.

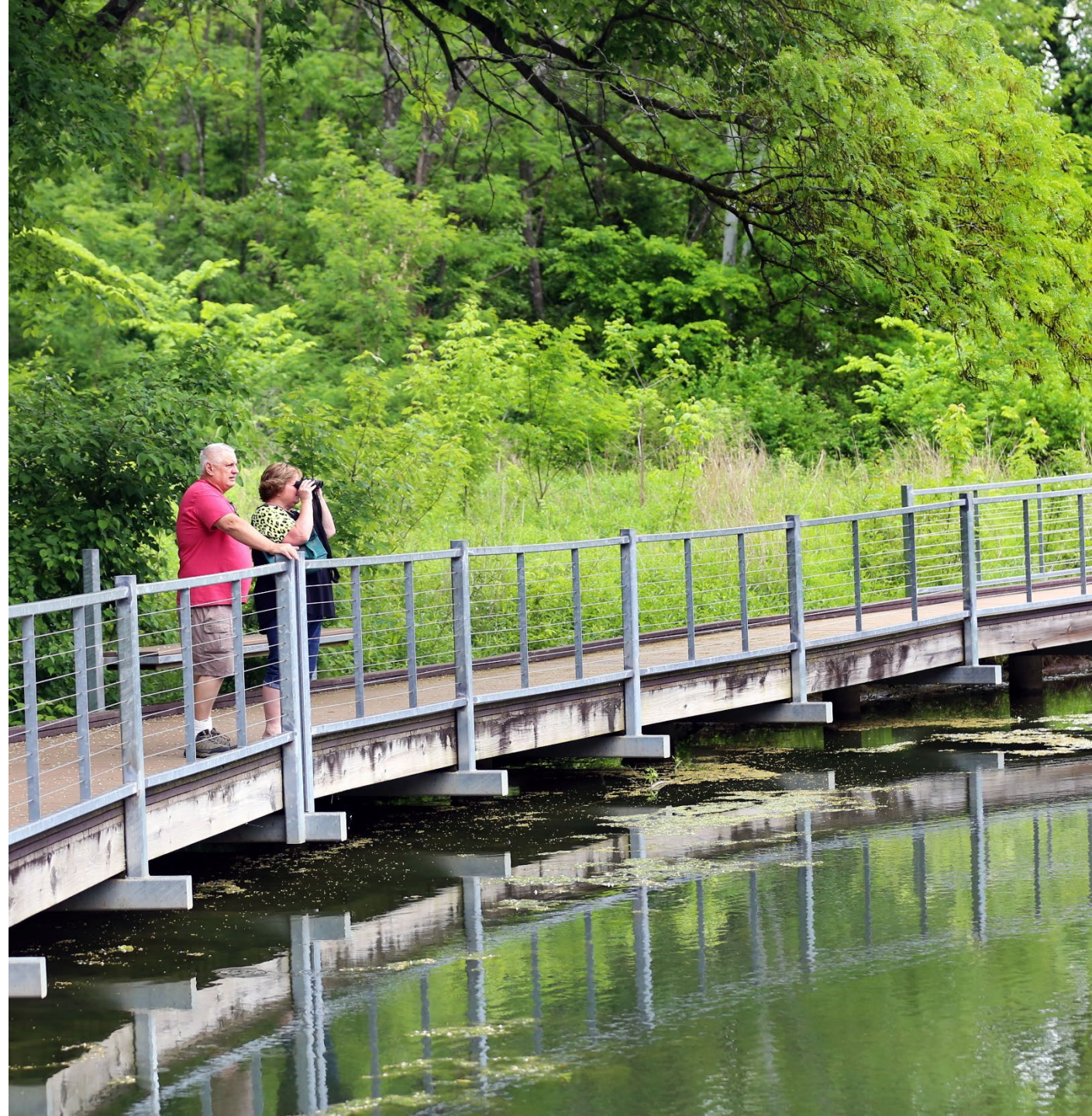
MODERNIZING OUR ZONING ORDINANCE

THEME F

IMPLEMENTATION

GOAL 3

- I. Identify 2,700 to 5,000 acres of new urban land that meet the following criteria:
 - a. Contiguous to current USA, or
 - b. Existing frontage on corridors, arterials, and collector roadways, or
 - c. Common ownership with (a) or (b) above
- II. Plan for growth along major transportation and federal highway corridors
- III. Consider land that is capable of meeting infrastructure requirements for growth and is contained within major transportation corridors



GOAL 3

IV. Adopt a master plan for the new urban land to ensure:

- a. Land is developed responsibly
- b. Integrity of agriculture land is balanced with need for housing and economic development
- c. Coordinated development for:
 - i. Infrastructure
 - ii. Community facilities
 - iii. Variety of housing types
 - iv. Wide array of employment opportunities
- d. Provisions for construction, creation, and/or funding of additional affordable housing as defined by HUD
- e. Provisions for middle-income housing

V. Recommend to the Council how to create, construct, and/or fund:

- a. Affordable housing units
- b. Middle income housing



How do we grow our
community for the
future?



Two Major Themes of Comprehensive Plan Update

EQUITY

Acknowledge and work to correct inequities of historic planning practices and policies

- Create abundant housing opportunities for all income levels, but with a specific focus on affordable housing
- Create complete neighborhoods with all necessities within a 15 minute walk, bike, or transit ride

ENVIRONMENT

Identify and mitigate local impacts of climate change

- Create sustainable development that lessens the impact on the environment
- Utilizes the land we have to the greatest extent possible
- Reduces Lexington's carbon footprint (reduces dependency on the single occupancy vehicle)



DEFINITIONS

- Professional Services
- Neighborhood Brewery
- Drive-up Window
- Eating and Drinking Establishment
- Mobile Food Vendor Park



AFFORDABLE HOUSING

Article 3-6: Mixed-income and Affordable Housing Bonuses

- Dwelling all units on a lot are provided at an affordable level (80% AMI) they shall be regulated as follows:
 - R-1A, R-1B, R-1C, R-1D, and R-1E zones shall be regulated as the R-1T zone;
 - R-1T zone shall be regulated as the R-2 zone;
 - R-2 zone shall be regulated as the R-3 zone;
 - R-3 zone shall be regulated as the R-4 zone; and
 - R-4 zone shall be regulated as the R-5 zone
- In the Downtown Business Frame (B-2A) zone, where at least fifty (50%) percent of dwelling units of a lot are being provided at an affordable level, the lot shall be regulated per the Downtown Business (B-2) zone



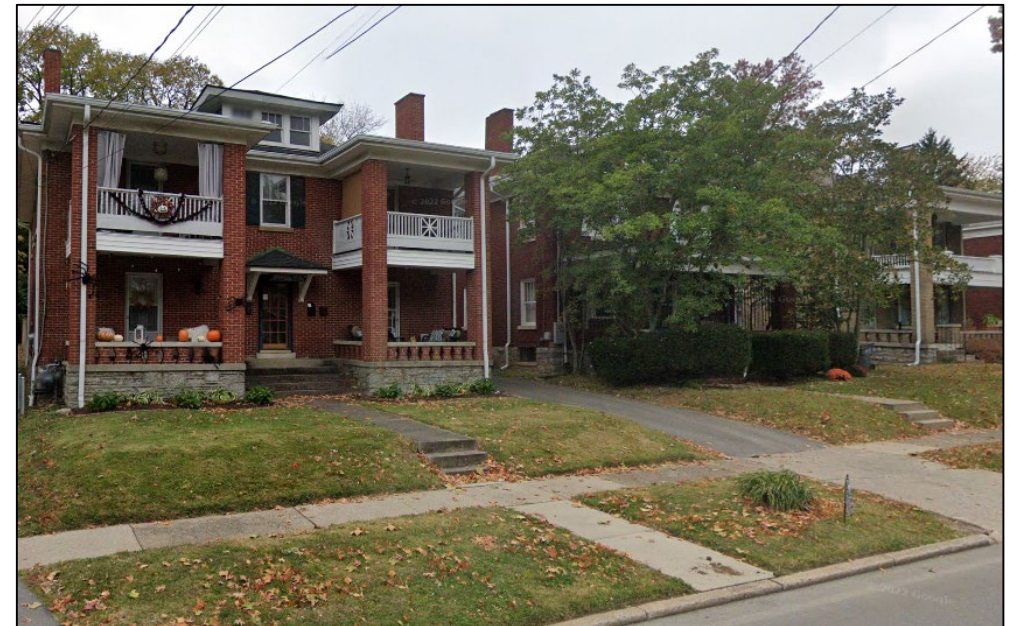
RESIDENTIAL

Article 8

- *Mixed Low Density Residential (R-2) zone*
 - Missing Middle Housing Options
 - Adjusted setbacks
 - Modified Height Restrictions
- *Medium Density Residential (R-4) zone*
 - Adjusted setbacks
 - Modified Height Restrictions
 - Additional Conditional Uses
 - Required Variation in Housing Type
- *High Density Residential (R-5) zone*
 - Adjusted setbacks
 - Modified Height Restrictions
 - Additional Conditional Uses

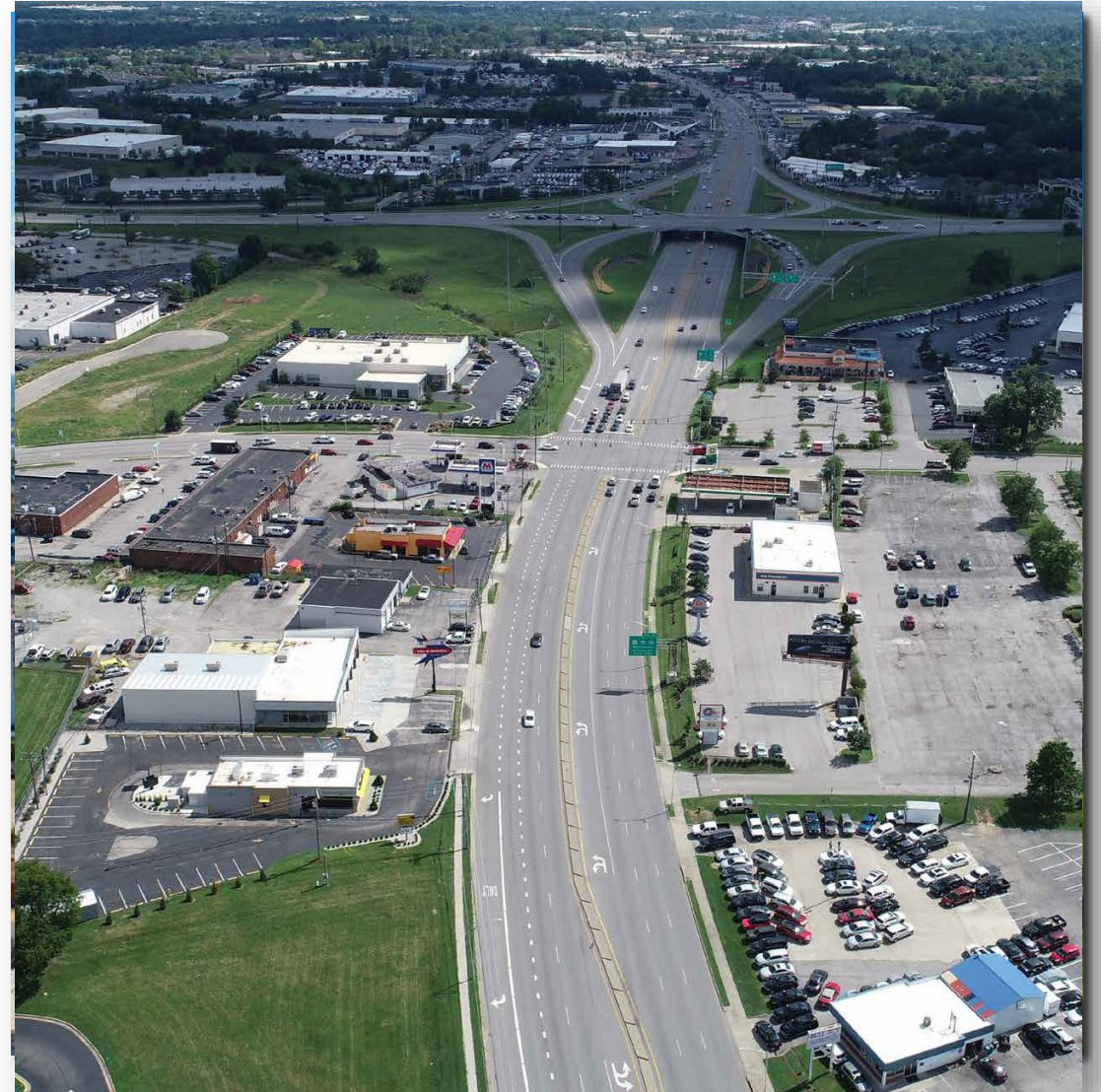
Article 9

- *Cottage House Project*



COMMERCIAL

- **Neighborhood Business (B-1) zone**
 - Re-evaluation of uses
 - Right sizing for walkability and pedestrian safety
- **Corridor Business (B-3) zone**
 - Re-evaluation of uses
 - Address predatory and inefficient uses along corridors
 - Inclusion of Residential
 - Connection to Corridor Node (CN) zone



CORRIDOR NODE (CN)

- Residential zone with the potential for Mixed Use
 - Minimum Required Residential Density
- Minimum FAR / Maximum FAR
 - Potential increases for design and use elements
- Prioritize modes other than automobiles
- Ensure high quality, convenient transit



CONNECTED CHANGES

- **Article 12 – B-6P zone**
 - Reference to the B-1 zone land uses
- **Article 17 – Signs**
 - Connection to conditional uses for the R-4 zone



PROPOSED TEXT AMENDMENT

The purpose of this text amendment is to ***connect people to places, to jobs, and to each other*** through compact and thoughtfully designed development that allows for the appropriate mixing of residential and commercial uses.

This is smart, sustainable growth for Lexington.



WHAT'S NEXT?

| | |
|--------------------|-------------------------------|
| August 17 | Overview of need |
| August 31 | Review proposed texts changes |
| September 5 | Official Filing |
| October 5 | Zoning Committee |
| October 26 | Tentative Public Hearing |
| December 5 | UCC Work Session |
| December 5 | First Reading |
| December 7 | Second Reading |

