

Recreational ZOTA ACRONYMS

A-N	Agricultural-Natural
ESA	Environmentally Sensitive
LCVB	Lexington Convention and Visitors Bureau
NAT	Natural Area
PDR	Purchase of Development Rights
RSALMP	Rural Service Area Land Management Plan
USB	Urban Service Boundary
ZOTA	Zoning Ordinance Text Amendment

ZONING ORDINANCE TEXT AMENDMENT (ZOTA) WORK GROUP *Final Report*

Origins and Background

There has been informal conversation among some Council Members and Division of Planning staff about the need for a coordinated, detailed study of the zoning ordinance with a goal of expanding recreational opportunities related to tourism. On February 21, 2012, Vice Mayor Linda Gorton created the Zoning Ordinance Text Amendment (ZOTA) Work Group relating to recreation.

Lexington's Zoning Ordinance, Chapter 20 of the Code of Ordinances, has never been revised specifically in regards to comprehensive changes to permitted recreational uses, county-wide.

The task force was comprised of:

Kevin Atkins	Chief Development Officer of the LFUCG
Todd Clark	Fayette County Farm Bureau
Philip DeSimone	Wineries
Linda Gorton	Vice Mayor
Gina Greathouse	(Kelly Cain) Commerce Lexington
Todd Johnson	Homebuilders Association of Lexington
Ed Lane	Council Member 12 th District
Jan Meyer	Board of Adjustment
Mike Owens	Planning Commission
Frank Penn	Planning Commission
Mary Quinn Ramer	Lexington Convention and Visitor's Bureau
Don Robinson (Chair)	Kentucky Thoroughbred Association and the Fayette Alliance
Ryan Sharp	Director of Adventure Programs, Eastern Kentucky University
Emma Tibbs	Fayette County Neighborhood Association
Billy Van Pelt	Purchase of Development Rights (PDR) Program

The task force held 20 meetings, from March 26, 2012 to December 17, 2012. Each meeting was scheduled for 90 minutes and open to the general public, with a 10 minute period reserved for public comment. Business was conducted by parliamentary procedure and all substantive decisions were made by motion and majority vote.

The task force's primary goal was to review the Zoning Ordinance in relation to recreational/tourism uses and to propose revisions.

Goals

The Work Group adopted the following goals on April 9, 2012 by unanimous vote:

To: Showcase Lexington-Fayette County as the Horse capital of the World by preserving and promoting its unique agricultural industries, environment, cultural landscape and historic resources.

Encourage agritourism opportunities that are incidental to the primary Agricultural use for signature Fayette County farmland,

Explore recreational and tourism opportunities that support the quality of life, Infrastructure, and environment of urban, neighborhood, and rural areas.

Please refer to Tab 1 for the following documents, which add detail to the origins and background of the Work Group:

- 2-21-12 Vice Mayor's Memo Appointing Work Group
- 2-21-12 Press Release
- 2-29-12 Kentucky.com Article
- 4-9-12 Purpose and Goals adopted by Work Group
- 4-20-12 Vice Mayor's Memo Appointing Additional Work Group Member
- 8-30-12 ZOTA Work Group Interim Report to Council

Work Process

Chris King, Director of the Division of Planning, and his staff, including Bill Sallee, Traci Wade, and Barbara Rackers, assisted throughout the process. The Law Department and GIS assisted as well. Bill Sallee briefed the Work Group on "The Basics of Zoning in Fayette County" and the Intent of each zone as expressed in the Zoning Ordinance. Staff provided inventories and maps identifying current recreational uses in every zone, inside and outside the Urban Service Boundary (USB). They also provided research on what types of recreational uses other communities allow by zones. The Planning staff then developed agritourism and ecotourism grids for every zone in Fayette County, which enabled the group to consider new uses and to work through its recommendations in a methodical manner. Definitions of each use will need to be crafted along with the changes to the zoning ordinance.

The Work Group discussed potential changes to allowable recreation uses in the context of:

- The Intent of each zone as reflected in the Zoning Ordinance (Tab 2)
- The Rural Service Area Land Management Plan (RSALMP), specifically Chapter III (“Recommended Land Use Plan Categories”), Sec B (“Natural Areas Category [NAT]”) and Chapter IV (“Special Plan Elements”), Sec B (“Rural Roadways”) (Tab 5)
- “Tourism Facts for Lexington 2011” Report by LCVB (Tab 8)
- Preston-Osborne “2011 Conversion Study Results” (Tab 8)
This study showed the top two reasons for considering Lexington as a vacation destination in 2008 & 2011 were 1)Scenic beauty, and 2)Horse-related activities

Subcommittees

During its work, the members decided to give special attention to two unique zones through subcommittee work: the B-1 zone outside the USB, and the Agricultural-Natural (A-N) zone. The subcommittees made recommendations to the full Work Group, approved and incorporated these into the final Work Group recommendations.

B-1 - Per the RSALMP, “..various pockets of non-agricultural zoning exists from Pre-Urban Service Area” time. (Tab 1)

A-N - An area on the zoning map is identified as A-N; however, currently there are no parcels zoned A-N, so all remain Agricultural-Rural (A-R). A-N uses would first need to be rezoned to A-N.

“Protection, preservation, and proper management of the environmentally sensitive areas are critical for the quality of life not only in the rural areas of the county, but our urban areas and the region as well.”

“Quite often, the special concerns of the ESA’s (Environmentally Sensitive Areas) are relatively overlooked in the rural area (in comparison to urban areas) due to low population density and lack of threat of development. However, the proper protection and enhancement of these areas is critical to the overall health of the local and regional environment.” (RSALMP Chapter IV, Sec A, page 2)

Short-term Vacation Rental- A separate ZOTA recommendation is included regarding Short-term Vacation Rentals (Tab 7).

THE OFFICE OF LINDA GORTON, RN
VICE MAYOR
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT



MEMORANDUM

TO: Mayor Jim Gray
Council Members

FROM: Linda Gorton
Linda Gorton
Vice Mayor

CC: Stacey Maynard
Council Administrator

DATE: February 21, 2012

SUBJECT: Zoning Ordinance Text Amendment (ZOTA) Work Group Appointments

The purpose of this memo is to appoint a Work Group to address issues which have been discussed and debated during the past few months regarding tourism in Fayette County. The Work Group will serve as an advisory body, representing key stakeholders and community interests. The purpose of the Work Group is to study the need for and develop recommendations for the Urban County Council and the Planning Commission concerning the preparation of amendments to the Zoning Ordinance of Lexington-Fayette Urban County, Kentucky, governing and regulating commercial and non-commercial recreational activities as they relate to tourism.

The Work Group will issue a report to the Vice Mayor and Council no later than 30 August 2012. My hope is that the Council will take the results of the Work Group and initiate a text amendment, sending it to the Planning Commission for their discussion and action.

I have attached the list of citizens who have agreed to serve on the ZOTA Work Group.

THE OFFICE OF LINDA GORTON, RN

VICE MAYOR

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT



MEMORANDUM

TO: Council Members

FROM: Linda Gorton
Linda Gorton
Vice Mayor

DATE: April 20, 2012

I hereby confirm the appointment of Dr. Ryan Sharp, Director of Adventure Programs in Eastern Kentucky University's Campus Recreation Department, to the ZOTA Task Force effective immediately. Dr. Sharp's qualifications include a Masters Degree in Outdoor Recreation and a PhD in Natural Resources Management. He also served on the National Park Service Planning Committee in Denver, Colorado, focusing on outdoor recreation while preserving natural resources.

Purpose of ZOTA Work Group:

...to develop recommendations for LFUCG concerning the preparation of amendments to the Zoning Ordinance, governing and regulating commercial and non-commercial recreational activities as they relate to tourism.

Goals

The following land-use goals should be advanced to further cultural tourism; economic development; and public pride and enjoyment in Lexington-Fayette County and beyond:

- I. Showcase Lexington-Fayette County as the Horse Capital of the World by preserving and promoting its unique agricultural industries, environment, cultural landscape, and historic resources.
- II. Encourage agritourism opportunities that are incidental to the primary agricultural use of our signature Fayette County farmland.
- III. Explore recreational and tourism opportunities that support the quality of life, infrastructure, and environment of urban, neighborhood, and rural areas.

February 21, 2012

Contact: Jenifer Benningfield
859-258-3828
Jbenningfield@lexingtonky.gov

Vice Mayor Gorton Appoints Zoning Ordinance Text Amendment Work Group

Vice Mayor Linda Gorton announced today the creation of a Zoning Ordinance Text Amendment Work Group to address issues regarding tourism in Fayette County.

“It is important for us to recognize our strengths, such as our strong agricultural farms and businesses in Fayette County. This Work Group will be a mechanism for proactive evaluation of our potential for recreational opportunities,” said Gorton.

The Work Group will serve as an advisory body and will represent key stakeholders and community interests. The Work Group will study the need for and develop recommendations for the Urban County Council and the Planning Commission concerning the preparation of amendments to the Zoning Ordinance of the Lexington-Fayette Urban County, Kentucky, which govern and regulate commercial and non-commercial recreational activities as they relate to tourism.

Don Robinson of the Kentucky Thoroughbred Association and the Fayette Alliance will Chair the Work Group. Robinson will issue a report to the Urban County Council no later than August 30th, 2012.

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Kentucky.com



NEWS, SPORTS AND ENTERTAINMENT
FROM THE LEXINGTON HERALD-LEADER

Task force right to look at zoning more recreation

12:00am on Feb 29, 2012; Modified: 1:39am on Feb 29, 2012

Fayette County has many unrealized opportunities and outdoor recreation is one of them.

Located in a temperate climate in the center of the country, with some of the most beautiful countryside in the world and bordered by a river, we should be attracting people from all over to come and play here.

When developer Burgess Carey recently proposed a canopy tour on Boone Creek in southern Fayette County it became apparent that our zoning laws simply don't address that type of project.

Vice Mayor Linda Gorton, seeing the opportunity and the problem, decided to form a work group to study this issue.

The group will develop a zoning proposal for including more recreational opportunities throughout the county while preserving landscape and agricultural use in the rural area and neighborhoods and urban functions in town.

It's an ambitious task but one that has the potential to serve our community, and its visitors well for decades to come. A clear, well-thought-out zoning approach to recreation will give developers like Carey more certainty about what the community requires in a project while also reassuring neighbors like those who expressed concern about aspects of his proposal that their concerns are addressed.

Gorton's 14-member group will begin work in the next couple of weeks with a goal of making a recommendation by the end of August.

There are no specific recreation advocates, such as runners, walkers, cyclists or water sports enthusiasts, Gorton said, because she was concerned about appearing to favor one activity or project over another.

Still, the group would benefit from a member who has experience and knowledge in the field of recreation.

This is an opportunity for those already on the frontlines of outdoor recreation in this area to join the process. All work group meetings will be open to the public and include opportunities for public input. Join the process and help Fayette County realize this opportunity.

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TO: Vice Mayor Linda Gorton
Urban County Council Members

FROM: Don Robinson, Chair

SUBJECT: Zoning Ordinance Text Amendment (ZOTA) Work Group-Interim Report

DATE: August 30, 2012

On February 21, 2012, Vice Mayor Linda Gorton created the ZOTA Work Group, whose purpose is to study the need for and develop recommendations for the Urban County Council and the Planning Commission concerning the preparation of amendments to the Zoning Ordinance of Lexington-Fayette Urban County, Kentucky, governing and regulating commercial and non-commercial recreational activities as they relate to tourism.

The Work Group has met 13 times since February and has adopted the following goals:

To: Showcase Lexington-Fayette County as the Horse Capital of the World by preserving and promoting its unique agricultural industries, environment, cultural landscape, and historic resources,

Encourage agritourism opportunities that are incidental to the primary Agricultural use of our signature Fayette County farmland,

Explore recreational and tourism opportunities that support the quality of life, infrastructure, and environment of urban, neighborhood, and rural areas.

The following topics have been explored in depth:

Zoning Basics, including conditional uses & accessory uses

GIS maps, including discussion of the following:

rural area, PDR-protected lands, public lands, Rural

Settlements, Bed & Breakfasts, B-1 zoned areas in Rural Service Area,

Rural Activity Centers, National Historic Registered areas, Scenic Byways & Viewsheds

Agritourism – definition, matrix of uses

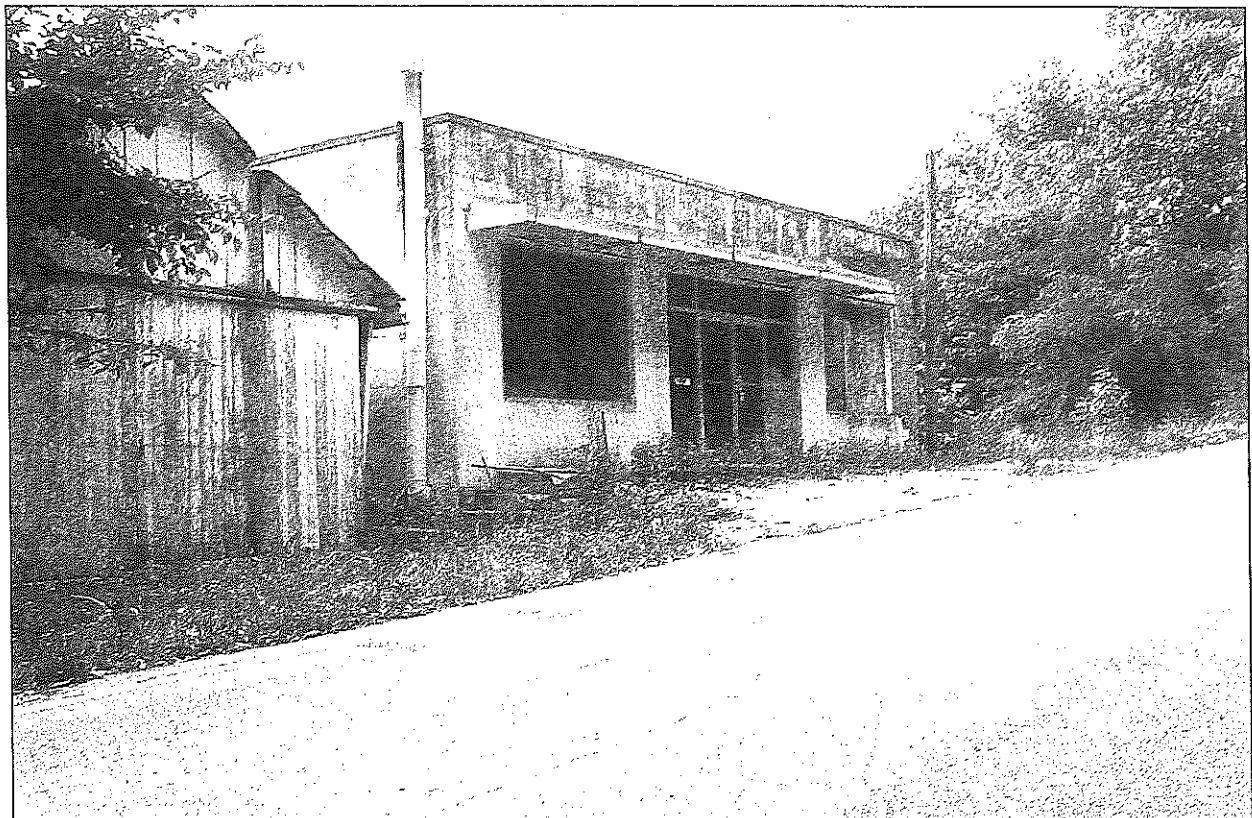
Ecotourism – definition, matrix of uses

Future meetings will involve discussions regarding issues such as commercial/non-commercial, Lexington Convention & Visitors Bureau data, definitions of uses & recommendations. Attached you will find a list of the Work Group members.

F. EXISTING NON-AGRICULTURAL ZONING IN THE RSA

The RSA contains various pockets of non-agricultural zoning left over from the "Pre-Urban Service Area" era. The majority of this land is residentially zoned and associated with the rural settlements, which are discussed elsewhere in this report. Also, there are areas not zoned agricultural which are associated with Rural Activity Centers as defined in the Comprehensive Plan. However, there are certain locations where business zoning was established for businesses which no longer exist, or for which no business use was ever developed. Many of these sites have the potential for being developed in a manner incompatible with a program of rural preservation. It is recommended that most of the sites be zoned to A-R or another appropriate category unless the site is currently supporting a business which serves the rural area.

The following sites were identified through review of the zoning maps, and a windshield survey taken to ascertain the existence of commercial uses. The following is a list of these non-residential sites, their current zoning, and commentary as to existing uses and structures with recommendations for future rezoning consideration. A map depicting the sites appears as Figure 4-14.



An abandoned store along Old Richmond Rd. near the Kentucky River.

B. RURAL ROADWAYS

Overview

The rural road network provides the framework for land use in the RSA. The network serves the needs of the agricultural economy and links its residents to urban areas and adjoining counties. The narrow roadways with numerous small hills and curves are adequate for the slow moving agricultural vehicles that are often found in the rural area. Conflicts arise when non-agricultural traffic fails to respect the farmer's needs.

The rural roadways form the "window" through which the RSA is viewed and appreciated as a landscape. Proper planning for the RSA must take into account both the need for traffic management and viewshed management to protect and enhance the basic rural character of the rural road network. The primary objective should be to manage growth in the rural area so that only minimal road improvement is needed.

Traffic Management

Traffic, in particular, roadway capacity, is clearly a significant factor to take into account as part of the Rural Service Area Land Management Plan. To a large degree, the rural character of Fayette County is dependent upon low volumes of traffic on the rural roadways. High traffic volumes can lead to safety concern which, in turn, can result in the public need or desire to improve roadways, oftentimes with a corresponding loss of scenic character.

The Siemon, Larsen & Marsh Tentative Draft Rural Landscape Management Plan (October 1996) expressed this concern in great detail, and advocated a travel shed analysis approach as an adjunct to approval of most types of rural development. However, that plan did not attempt to quantify the capacity of the rural roadways of Fayette County. Rather, it was assumed that traffic impact would be analyzed as a part of the development review process. The staff felt that it was preferable to attempt to develop this information as a part of the *planning* phase of the rural plan rather than at the *regulatory* phase. In that way, the limitations of the rural road network can be taken into account in determining the appropriate levels of on-site development in the rural service area. If additional traffic limitations are needed at the regulatory implementation phase, base data will exist to guide decision-making on the specific development proposal.

The Transportation Planning Section developed rural road capacity principles utilizing recognized sources for determining roadway capacity. Factors influencing the capacity included such features as terrain, percent of no passing zones, percent of truck traffic, peak volumes, design speed, lane and shoulder width, and other factors. Field measurements and observations were utilized as a part of the process. Due to time limitations, this analysis was targeted to the areas of the county where the information would be most beneficial to policy decisions. That information was presented in the Rural Service Area Land Management Report #2 (Division of Planning, February 1998).

Recreation and Tourism Matrix – Land Uses by Zoning Category As Currently Exist in Fayette County

RECREATION &/OR TOURISM LAND USES		AGRICULTURAL ZONES				RESIDENTIAL ZONES				OFFICE, BUSINESS & INDUSTRIAL ZONES										MIXED USE ZONES	EXPANSION AREA ZONES					Adaptive Reuse Projects
		A-R	A-B	A-N	A-U	R-1 & R-2	R-3	R-4	R-5	P-1	B-1	B-2 & B-2A	B-2B	B-3	B-4	B-5P	B-6P	I-1	I-2	P-2	MU-1, MU-2, & MU-3	EAR-1, EAR-2, & EAR-3	C	CC	ED	
1	Small farm wineries	P	P	P	P																					
2	Accessory uses to a small farm winery	A ¹⁶ /C ¹⁷	A ¹⁶ /C ¹⁷	A ¹⁶ /C ¹⁷	A ¹⁶ /C ¹⁷																					
3	Temporary roadside stands offering for sale only agricultural products grown on the premises	A	A	A	A																					
4	Horse race tracks	C ¹			C ¹								P ²	C ⁴												
5	Horse sales establishments	C			C																					
6	Agricultural market	C ⁴																C								
7	Zoological gardens	C ⁵⁺	C ⁵	C ⁵	C ⁵	C	C	C															P			
8	Sportsmen's farms	C ⁵⁺	C ⁵	C ⁵	C ⁵	C	C	C															P			
9	Rifle and other firearm ranges	C ⁵⁺	C ⁵	C ⁵										C												
10	Riding stables	C ⁵⁺	C ⁵	C ⁵	C ⁵	C	C	C															P			
11	Fishing lakes	C ⁵⁺	C ⁵	C ⁵	C ⁵	C	C	C															P			
12	Native animal game preserves	C ⁵⁺	C ⁵	C ⁵	C ⁵																					
13	Outdoor rodeos	C ⁵⁺	C ⁵	C ⁵	C ⁵																					P ²
14	Hunting, trapping & fishing	C ⁵⁺	C ⁵	C ⁵	C ⁵																					
15	Camping facilities/campgrounds	C ⁵⁺	C ⁵	C ⁵	C ⁵	C ⁶	C ⁶	C ⁶								P										
16	Baseball fields	A ⁵	A ⁵	A ⁵	A ⁵ /C	C ⁶	C ⁶	C ⁶						C				A		P/A			P		A	
17	Soccer fields	A ⁵	A ⁵	A ⁵	A ⁵ /C	C ⁶	C ⁶	C ⁶						C				A		P/A			P		A	
18	Polo fields	A ⁵	A ⁵	A ⁵	A ⁵ /C	C ⁶	C ⁶	C ⁶						C				A		P/A			P		A	
19	Swimming pools	A ⁵	A ⁵	A ⁵	A ⁵	A/C	A/C	A/C	A	A				A/C		A		A		P/A		A	P	P	A	P
20	Tennis courts	A ⁵	A ⁵	A ⁵	A ⁵	A/C	A/C	A/C	A	A						A		A		P/A		A	P	P	A	P
21	Indoor tennis courts													C	C			C	C	P					A	
22	Amusement parks/fairgrounds													C ⁴												
23	Bowling alleys											P	P	P	C			C	C							
24	Skating rinks											P	P	P	C			C	C				P ¹⁵			
25	Pool or billiard halls										A ⁴	P	P	P			P/A ⁴							A ⁴		P
26	Outdoor theaters													C ³												
27	Indoor theaters										P	P	P	P			P							P		P
28	Golf courses/golf driving ranges	C ⁷			C	C	C	C	C											P		P	P	P	A	
29	Bed and breakfast facilities	C ^{8#}	C ^{8#}	C ^{8#}		C ⁹	C ¹⁰	C ¹⁰	C ¹⁰																	
30	Historic house museum	C				C	C	C	C													C		C		
31	Hotels and motels											P	P	P		P				P					P ⁴	
32	Automobile race tracks												P ²	P				C								
33	Adult entertainment establishments											P/C		P/C												
34	Parks and playgrounds operated by government					P	P	P														P				

Recreation and Tourism Matrix – Land Uses by Zoning Category As Currently Exist in Fayette County

RECREATION &/OR TOURISM LAND USES		AGRICULTURAL ZONES				RESIDENTIAL ZONES				OFFICE, BUSINESS & INDUSTRIAL ZONES										MIXED USE ZONES	EXPANSION AREA ZONES					Adaptive Reuse Projects
		A-R	A-B	A-N	A-U	R-1 & R-2	R-3	R-4	R-5	P-1	B-1	B-2 & B-2A	B-2B	B-3	B-4	B-5P	B-6P	I-1	I-2	P-2	MU-1, MU-2, & MU-3	EAR-1, EAR-2, & EAR-3	C	CC	ED	
35	Private, non-commercial parks and common open space					A																P				
36	Athletic club facilities						A ¹¹ /C ¹²	A ¹¹ /C ¹²	A ¹¹ /C ¹²	P ³	P	P	P	P	C		P	C	C	P	P	A		P	A	P
37	Libraries, museums, art galleries, & reading rooms									P	P	P	P				P			P	P			P	A	P
38	Studios for work or teaching of fine arts, such as photography; music; drama; dance & theater									P	P	P	P				P			P	P			P		P
39	Community centers						C	C	C	P	P	P					P	C		P	P			P		P
40	Private clubs	C ¹³	C ¹³	C ¹³	C					P	P	P	P				P			P	P			P		P
41	Putting greens, & other similar non-commercial recreational uses									A						A		A		A		A	A	P	A	
42	Outdoor miniature golf or putting courses.										P	P	P				P				P			P	A	
43	Arcades, including pinball & electronic games.										P	P	P				P				P			P		P
44	Carnivals on a temporary basis										P	P	P ²	P	P	P	P	P	P		P			P		P ²
45	Circuses										C ³	C ³	P ²	C ³	C ³	C ³		C ³	C ³		C ³			C ³		P ²
46	Dance halls											P	P	P												
47	Cocktail lounges and nightclubs, with entertainment, dancing or the sale of alcoholic beverages										C ³	P	P	P		P	C ³			P ⁴	C ³			C ³		P
48	Gymnasium/field house													C						P					A	
49	Stadium											P	P	C					P						A	
50	Micro-brewery											A ¹⁴	A ¹⁴	A ¹⁴												
51	Brewery, winery & distillery																		P							
52	Civic Center & convention facilities												P													
53	Exhibition halls											P	P													
54	Meeting & conference centers																			P					A	
55	Health clubs, athletic clubs & spas												A/C													P
56	Horse shows	C	C	C	C																					P ²
57	Automobile shows																									P ²
58	Go-cart tracks; archery courts; skate-board and roller skating tracks; trampoline centers; water slides & other water-related rec. facilities													C												

Recreation and Tourism Matrix – Land Uses by Zoning Category As Currently Exist in Fayette County

LEGEND

Principal Use	P
Accessory Use	A
Conditional Use	C
Use Permitted; Situational	P/A, P/C, or A/C

Footnotes:

- 1 Includes accessory uses: simulcast facilities, accessory restaurants and/or the serving of alcoholic beverages, and horse riding and training facilities.
- 2 Maximum of two week duration.
- 3 With spacing requirements (i.e. distance from residential zones or particular uses, such as schools).
- 4 With restrictions.
- 5 No outdoor lighting, loudspeakers, retail sale of merchandise or food.
+ Outdoor lighting may be permitted when the property is located immediately adjoining the Blue Sky Rural Activities Center
- 6 Non-commercial only.
- 7 Limited to expansion of golf courses in existence or approved as of January 26, 1995 (including private clubs) with or without driving ranges, including the accessory retail sale of golf-related merchandise, and including an accessory restaurant and/or food service with or without the serving of alcoholic beverages.
- 8 Limited to the rental of not more than five (5) rooms per property.
With a one mile separation between similar facilities.
- 9 Limited to the rental of not more than one (1) room per property.
- 10 Limited to the rental of not more than two (2) rooms per property.
- 11 Operated solely for the use of occupants of residential units on the same property.
- 12 Accessory to another permitted or conditional use (other than residential development).
- 13 Only when associated with commercial or non-commercial outdoor recreation facilities.
- 14 Only when accessory to a restaurant, and shall be located at least one hundred (100) feet from a residential zone and shall be soundproofed to the maximum extent feasible by using existing technology, with noise or other emissions not creating a nuisance to the surrounding neighborhood.
- 15 Outdoor only.
- 16 KRS 100 outlines specific accessory uses to a small farm winery, such as the manufacture and bottling of wines; tasting rooms for the purpose of serving complimentary samples, sale by the drink or bottle, either on or off premises; and the sale and shipment of wine, either wholesale or retail.
- 17 All other clearly incidental and subordinate uses to a small farm winery principal use are subject to approval of a conditional use permit by the Board of Adjustment. Examples include: special events with or without live entertainment, and a small bistro/restaurant (up to 2 seat per 1,000 gallons produced or compounded on site).

Zone	Zone Title	Quick Description	Zone	Zone Title	Quick Description
A-R	Agricultural Rural	All forms of agriculture; primarily outside of the Urban Service Area	B-3	Highway Service Business	General offices and retail; highway uses such as motels, auto dealerships, etc.
A-B	Agricultural Buffer	Agriculture; buffer areas between urban and rural/county boundary	B-4	Warehouse and Wholesale Business	Warehouses; wholesale, lumber; light assembly, contractors
A-N	Agricultural Natural	Agriculture; preserve physically unique areas associated with proximity to the Kentucky River	I-1	Light Industrial	B-4 uses plus extensive light manufacturing as defined
A-U	Agricultural Urban	Agriculture; primarily within the Urban Service Area	I-2	Heavy Industrial	B-4, I-1 plus extensive heavy industrial uses as defined
R-1A	Single Family Residential (1 ac. or 25,000 sf min)*	Single family detached residential uses	P-2	Office, Industry and Research Park	Mixture of Office, Retail, and Industrial Business in park setting
R-1B	Single Family Residential (15,000 sf min.)		B-5P	Interstate Interchange Business	Motels, service stations, restaurants
R-1C	Single Family Residential (8,000 sf min.)		B-6P	Planned Shopping Center	All P-1 and B-1 uses in planned center; residential mixed uses also permitted
R-1D	Single Family Residential (6,000 sf min.)		MU-1, 2 & 3	Mixed Use Zoning	Mixed office, retail and residential; categories and special restrictions based upon site size; locational criteria
R-1E	Single Family Residential (4,000 sf min., 7,500 max.)		SPECIAL EXPANSION AREA ZONES (used in defined 1996 Expansion Area)		
R-1T	Townhouse Residential	Single family attached	C	Conservation	Park Acquisition Area
R-2	Two-Family Residential	Single family and duplex	EAR-1	Expansion Area Residential 1	All types of residential (0-3 Units/Acre)
R-3	Planned Neighborhood Residential	Single family, duplex, townhouses and apartments w 35' height limitation	EAR-2	Expansion Area Residential 2	All types of residential (3-6 Units/Acre)
R-4	High Density Apartment	Single family, duplex, townhouses and apartments; increased coverage and floor area; heights dependent upon ratio to side yard	EAR-3	Expansion Area Residential 3	All types of residential (6-18 Units/Acre)
R-5	High Rise Apartment	Single family, duplex, townhouses and apartments; offices permitted on ground floor; greater heights, coverage, and floor area	CC	Community Center	Mixed use of retail, office, and residential
P-1	Professional Office	General offices, banks, hospitals, etc.	ED	Economic Development	Industrial and office uses
B-1	Neighborhood Business	General offices and retail; restaurants, etc.; mixed use permitted with restrictions			
B-2	Downtown Business	Residential, commercial, office, etc.			
B-2A	Downtown Frame Business	Residential, commercial, office; 10 story maximum height			
B-2B	Lexington Center Business	Residential, commercial, office; adult uses prohibited			

* 25,000 sf minimum lot size applies to any properties rezoned to R-1A after July 14, 1994

Adaptive Reuse Projects are permitted in the B-4, I-1 and I-2 zones if certain criteria are met.
The LFUCG interactive Zoning and Parcel Map can be viewed at: <http://www.lexingtonky.gov/index.aspx?page=446>

BASIC "INTENT" OF ZONES

8-1 AGRICULTURAL RURAL (A-R) ZONE

8-1(a) Intent - This zone is established to preserve the rural character of the agricultural service area by promoting agriculture and related uses, and by discouraging all forms of urban development except for a limited amount of conditional uses.

8-2 AGRICULTURAL BUFFER (A-B) ZONE

8-2(a) Intent - This zone is established to preserve the rural character of the agricultural service area by establishing agricultural land that can serve as buffer areas between urban uses and agricultural land, and between land outside Fayette County and agricultural uses. It is the intent of this zone to provide separation between conflicting uses by requiring appropriate landscaping, fencing, and compatible uses. The Land Use Element of the Comprehensive Plan shall be used to determine the appropriate location for the Agricultural Buffer (A-B) zone.

8-3 AGRICULTURAL NATURAL AREAS (A-N) ZONE

8-3(a) Intent - This zone is established to preserve areas within the Rural Service Area that are physically unique, primarily due to their association with the Kentucky River and its tributaries. This area is characterized by steeper slopes, forested areas, and thinner/poorer soils, and is known as a habitat for rare and unusual flora and fauna. Because these lands are environmentally sensitive, special care is needed to ensure that the uses that are permitted are compatible with the goal of conservation and preservation of these lands. The Land Use Element of the Comprehensive Plan shall be used to determine the appropriate locations for the Agricultural Natural Areas (A-N) Zone.

8-4 AGRICULTURAL URBAN (A-U) ZONE

8-4(a) Intent - This zone is intended to control the development of rural land within the Urban Service Area over a period of time so as to manage the growth of the community. In order to avoid premature or improper development, land should remain in this zone until public facilities and services are or will be adequate to serve urban uses.

8-5 SINGLE FAMILY RESIDENTIAL (R-1A) ZONE

8-5(a) Intent - These zones are established to provide for single family detached residences and supporting uses. The zones should be located in areas of the community where services and facilities will be adequate to serve the anticipated population. The Comprehensive Plan should be used to determine the location and density (units/acre) of each single family zone.

8-6 SINGLE FAMILY RESIDENTIAL (R-1B) ZONE

8-6(a) Intent - As for R-1A.

8-7 SINGLE FAMILY RESIDENTIAL (R-1C) ZONE

8-7(a) Intent - As for R-1A.

8-8 SINGLE FAMILY RESIDENTIAL (R-1D) ZONE

8-8(a) Intent - As for R-1A.

8-9 SINGLE FAMILY RESIDENTIAL (R-1E) ZONE

8-9(a) Intent - This zone is intended to provide for single family detached residences on small lots, and at a higher density than would be possible in other detached single family zones. It may be used for zero-lot-line houses and for patio houses. This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

8-10 TOWNHOUSE RESIDENTIAL (R-1T) ZONE

8-10(a) Intent - This zone is intended to provide for attached single family dwellings and supporting uses. This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

8-11 TWO-FAMILY RESIDENTIAL (R-2) ZONE

8-11(a) Intent - This zone is primarily for two-family dwellings (duplexes). This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

8-12 PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE

8-12(a) Intent - This zone is primarily for multi-family dwellings and other residential uses. This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan, and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

8-13 HIGH DENSITY APARTMENT (R-4) ZONE

8-13(a) Intent - This zone is primarily for multi-family dwellings, but at a higher density than the R-3 zone. The R-4 zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan, and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

8-14 HIGH RISE APARTMENT (R-5) ZONE

8-14(a) Intent - This zone is primarily for multi-family dwellings and particularly for high rise apartments. The R-5 zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan, and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

8-15 PROFESSIONAL OFFICE (P-1) ZONE

8-15(a) Intent - This zone is primarily for offices and related uses. Retail sales are prohibited, except where directly related to office functions. This zone should be located as recommended in the Comprehensive Plan.

8-16 NEIGHBORHOOD BUSINESS (B-1) ZONE

8-16(a) Intent - This zone is intended to accommodate neighborhood shopping facilities to serve the needs of the surrounding residential area. Generally, they should be planned facilities and should be located as recommended in the Comprehensive Plan. This zone should be oriented to the residential neighborhood, and should have a roadway system which will be adequate to accommodate the anticipated vehicular traffic.

8-17 DOWNTOWN BUSINESS (B-2) ZONE

8-17(a) Intent - This zone is intended to accommodate existing and future development in the Central Business District.

8-18 DOWNTOWN FRAME BUSINESS (B-2A) ZONE

8-18(a) Intent - This zone is intended to accommodate existing and proposed development in the transitional "frame," which surrounds the downtown core area, by providing for comparable and compatible uses while anticipating the future expansion of the downtown core area.

8-19 LEXINGTON CENTER BUSINESS (B-2B) ZONE

8-19(a) Intent - This zone is intended to ensure compatible land uses, the preservation of existing attractions compatible with the Lexington Center, and the encouragement of new uses necessary to the proper development of the downtown area. The permitted land uses in the zone should have some logical relation to the Lexington Center and to the downtown core, should promote tourism, should promote the economic health of the community, should provide for an aesthetically pleasing environment, and should prevent the creation of influences adverse to the prospering of the Lexington Center and the downtown area.

8-20 HIGHWAY SERVICE BUSINESS (B-3) ZONE

8-20(a) Intent - This zone is intended to provide for retail and other uses, which are necessary to the economic vitality of the community but may be inappropriate in other zones. The Comprehensive Plan should be used to determine the locations for this zone. Special consideration should be given to the relationship of the uses in the zone to the surrounding land uses and to the adequacy of the street system to serve the traffic needs.

8-21 WHOLESALE AND WAREHOUSE BUSINESS (B-4) ZONE

8-21(a) Intent - This zone is intended primarily for wholesaling, warehousing, storage operations and establishments whose activity is of the same general character as the above. To a lesser extent, this zone is also intended to provide for the mixture of professional offices and warehouses that promote reuse and redevelopment of older warehouses, allowing businesses to combine their entire operation in one building, as recommended for the Office/ Warehouse land use category in the Comprehensive Plan. This zone is also intended to encourage the adaptive reuse of older structures in or adjoining the Infill and Redevelopment Area to promote revitalization of these buildings. The Comprehensive Plan should be used to determine the appropriate locations for this zone. Consideration should be given to the relationship of this zone to the surrounding land uses and the adequacy of the street system to serve the anticipated traffic needs.

8-22 LIGHT INDUSTRIAL (I-1) ZONE

8-22(a) Intent - This zone is intended for manufacturing, industrial and related uses not involving a potential nuisance in terms of smoke, noise, odor, vibration, heat, light or industrial waste. In addition, the Comprehensive Plan recognizes that it is important to promote adaptive reuse of older industrial areas and to allow Industrial Mixed-Use projects and Adaptive Reuse Projects. The Comprehensive Plan should be used to determine appropriate locations for this zone and for Industrial Mixed-Use Projects. Consideration should be given to the relationship of this zone to the surrounding land uses and to the adequacy of the street system to serve the anticipated traffic needs.

8-23 HEAVY INDUSTRIAL (I-2) ZONE

8-23(a) Intent - This zone is intended for manufacturing, industrial, and related uses that involve potential nuisance factors. It is also intended to encourage Adaptive Reuse Projects of older structures in or adjoining the Infill and Redevelopment Area. The Comprehensive Plan should be used to determine the appropriate locations for this zone. Consideration should be given to the relationship of this zone to the surrounding land uses and to the adequacy of the street system to serve the anticipated traffic needs.

8-24 OFFICE, INDUSTRY AND RESEARCH PARK (P-2) ZONE

8-24(a) Intent - This zoning category is created to provide for a mixture of compatible office, research, warehouse and industrial uses in a park-like setting with high quality standards of development. This zone shall be located as recommended by the Comprehensive Plan. While it is recognized that actual development of property zoned P-2 may occur in increments smaller than the total acreage shown on the Comprehensive Plan, the terms "P-2 area" and "P-2 park" as used herein are intended to mean the entire contiguous area of ORP as designated on the Comprehensive Plan. The limitations on retail and hotel/motel uses stated herein have been drafted with the expectation that a P-2 project will include all such property as shown on the plan.

11 INTERCHANGE SERVICE BUSINESS (B-5P) ZONE

11-1 INTENT - The intent of the Interchange Service Business (B-5P) zone is to permit the establishment of limited commercial facilities at limited access highway interchange areas so that the traveling public is conveniently provided with transient type services without endangering the movement along, as well as access to and from, the limited access highway. The standards contained in this Article are intended to provide adequate protection for, and consideration of, the traveling public.

12 PLANNED SHOPPING CENTER (B-6P) ZONE

12-1 INTENT - The intent of the Planned Shopping Center (B-6P) zone is to encourage the logical and timely development of land for commercial purposes and the expansion of existing shopping centers in accordance with the Comprehensive Plan. The protective standards contained in this provision are intended to:

Assure convenience by providing commercial areas of sufficient size and in the proper location to serve conveniently the people of the area in relation to their purchasing power and their needs and demands for goods and services;

Assure traffic safety and provide for the improvement of major thoroughfare traffic capacities by properly locating and grouping commercial areas and by designing such commercial areas so as to provide safe and convenient access thereto and adequate off-street parking for automotive vehicles and by effectively separating vehicular from pedestrian traffic both within the commercial area and on adjacent public rights-of-way;

Provide for service vehicles by including convenient access and loading facilities in the design of commercial areas;

Protect adjacent residential neighborhoods from depreciation of property values resulting from commercial over-zoning, from the over-development or intrusion of undesirable commercial uses, and from the possible blighting effect of failed "big-box" retail establishments;

Promote community attractiveness by encouraging the design of commercial areas and "big-box" retail establishments which will integrate with residential areas by utilizing effectively topographic features, transitional areas, and the liberal application of landscaping and screening devices, thus minimizing any adverse effect of any such commercial area upon adjacent land uses and providing a pleasant environment for the shopping and working experience;

Improve the economic base and tax structure of the Lexington metropolitan area by encouraging the development of stable, economically sound commercial concentrations;

Protect the investments of existing and future commercial concentrations by providing the basis for convenient and stable commercial development through the application of sound planning principles.

EXPANSION AREA ZONES

23A-4 CONSERVATION DISTRICT (CD) ZONE

23A-4(a) INTENT - This zone is intended to provide areas within the Expansion Area for active and passive recreation and to provide neighborhood and community recreational facilities needed to serve the residents of the Expansion Area.

23A-5 EXPANSION AREA RESIDENTIAL 1 (EAR-1) ZONE

23A-5(a) INTENT - This zone is intended to provide a mixture of low density residential uses which will serve as a transition between the more intensely developed suburban neighborhoods and the Rural Service Area.

23A-6 EXPANSION AREA RESIDENTIAL 2 (EAR-2) ZONE

23A-6(a) INTENT - The intent of the Expansion Area Residential 2 Zone is to provide a mixture of residential uses and housing types, to allow density transfer from areas which should not be developed, and to provide for well-designed neighborhoods.

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

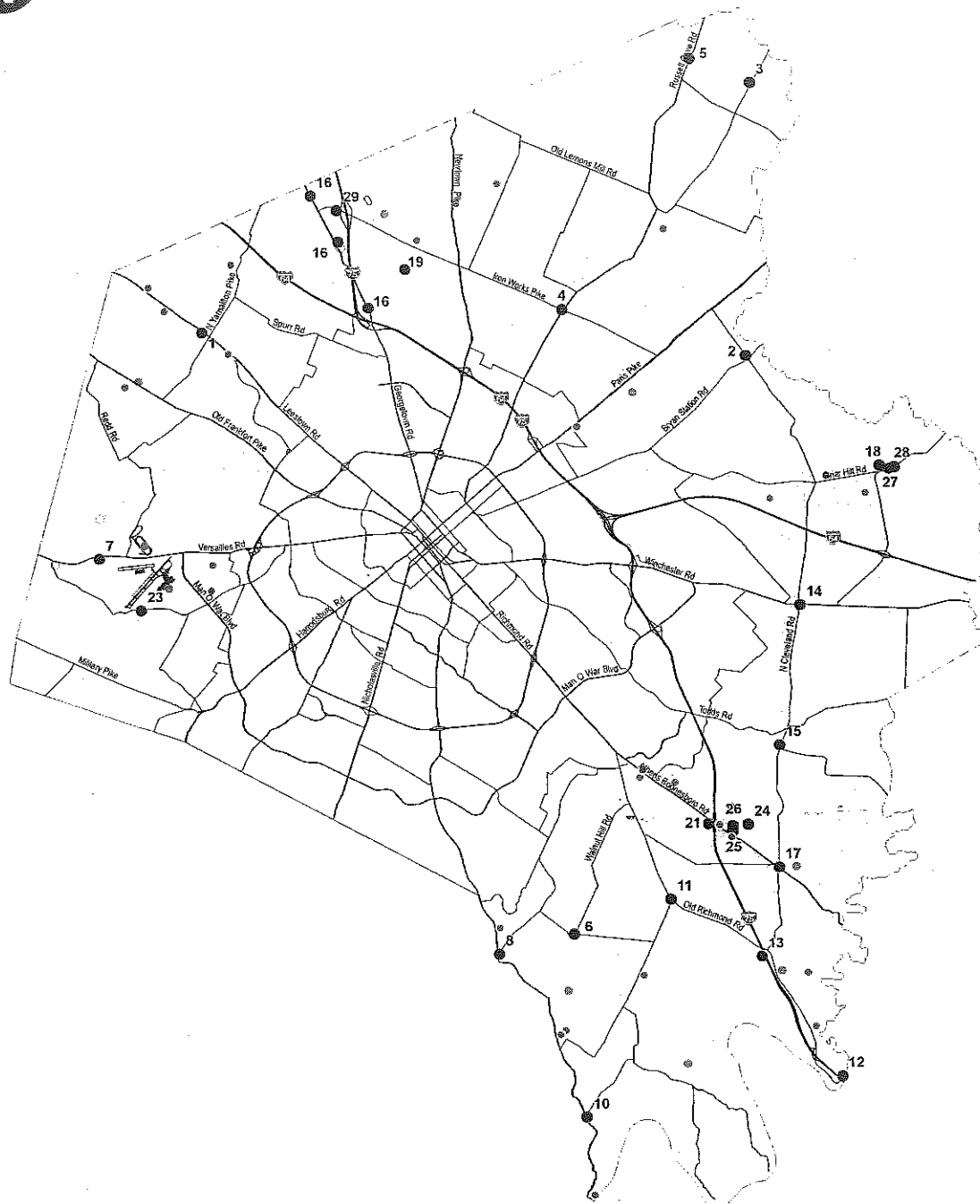
23A-7(a) INTENT - The intent of the Expansion Area Residential 3 Zone is to provide a mixture of residential uses and housing types at a higher density than the other Expansion Area Residential zones, to allow density transfer from areas that should not be developed and to provide for well-designed neighborhoods.

23A-9 COMMUNITY CENTER (CC) ZONE

23A-9(a) INTENT -The intent of this zone is to implement the Community Center land use designation in the Expansion Area Master Plan by providing a mixture of residential uses and non-residential uses which serve the needs of the surrounding residential neighborhoods.

ARTICLE 23A-10 ECONOMIC DEVELOPMENT (ED) ZONE

23A-10(a) INTENT - The purpose of the Economic Development zone is to provide land within the Expansion Area for employment opportunities compatible with the overall character of development as provided in the Expansion Area Master Plan.



Legend

- Major Road
- Tourism Conditional Use
- Rural Non-Agricultural Zone
- Accommodation*
- Attraction*
- Blue Grass Airport
- Horse Track
- Rural Service Area

*Source: Lexington Convention and Visitors Bureau



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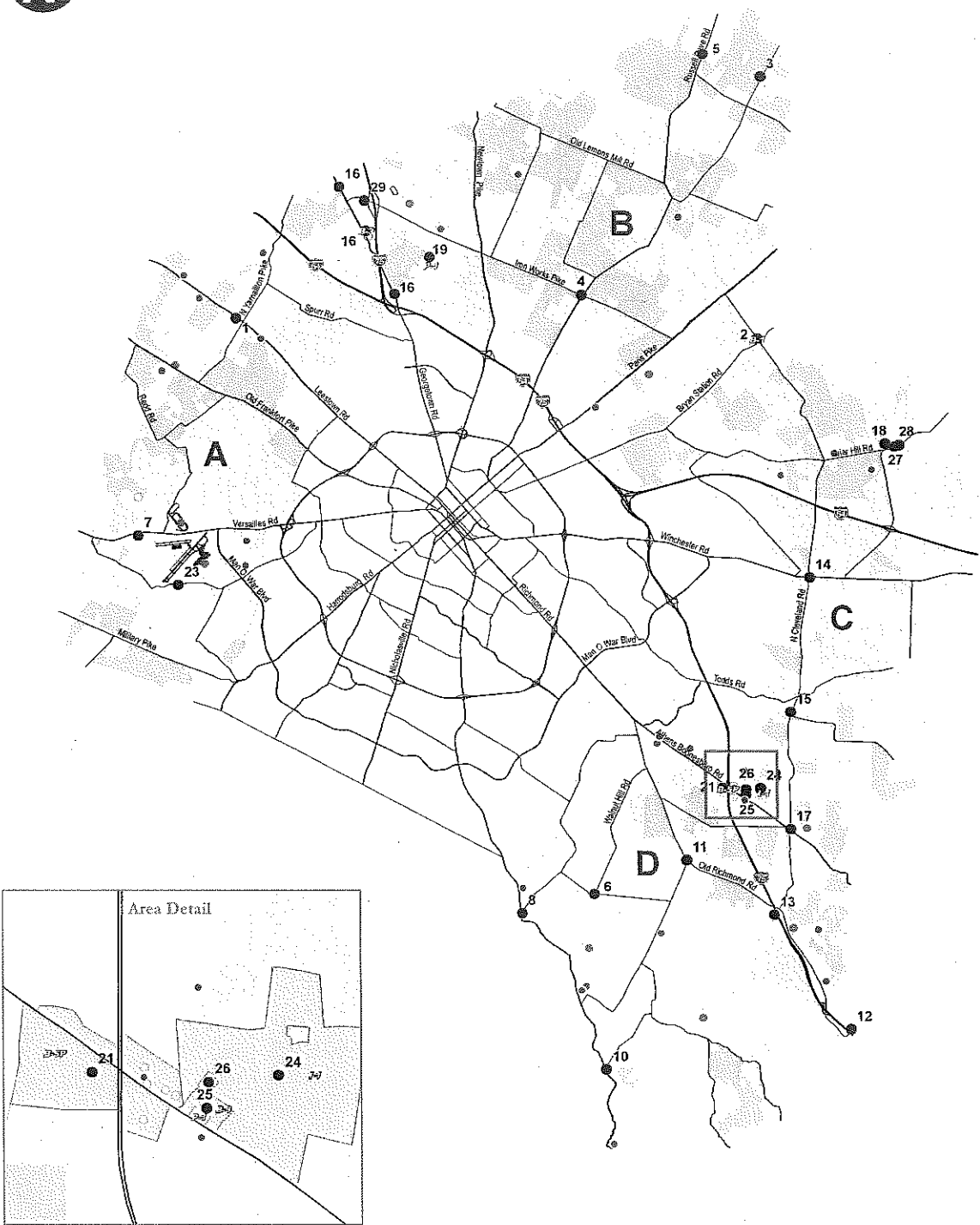
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ZOTA Work Group

Existing Non-Agricultural Zoning in the Rural Service Area

Rural, Non-Agricultural Zones

Location	Zone	Acres	Location	Zone	Acres	Location	Zone	Acres
1	B-1	11.80	11	B-1	9.56	21	B-5P	166.60
2	B-1	12.12	12	B-3	8.65	22	Down Zoned	
3	B-1	3.10	13	B-1	9.81	23	B-1	3.69
4	B-1	1.42	14	B-1	1.92	24	I-1	281.10
5	B-1	3.99	15	B-1	2.59	25	B-3	13.22
6	B-1	0.66	16	B-3	56.41	26	P-1	2.75
7	B-1	6.78	17	B-1	5.68	27	I-1	1.24
8	B-1	2.42	18	I-2	38.20	28	B-1	4.93
9	Down Zoned		19	P-1	559.23	29	B-1	1.20
10	B-1	4.05	20	Down Zoned				



- Legend**
- Major Road
 - Tourism Conditional Use
 - Rural Non-Agricultural Zone
 - Accommodation*
 - Attraction*
 - Blue Grass Airport
 - Horse Track
 - Rural Settlement
 - Existing Rural Residential
 - Business Zone
 - Industrial Zone
 - Professional Zone
 - Conservation Easement & Public Land
 - PDR Protected Farm
 - Rural Service Area

*Source: Lexington Convention and Visitors Bureau

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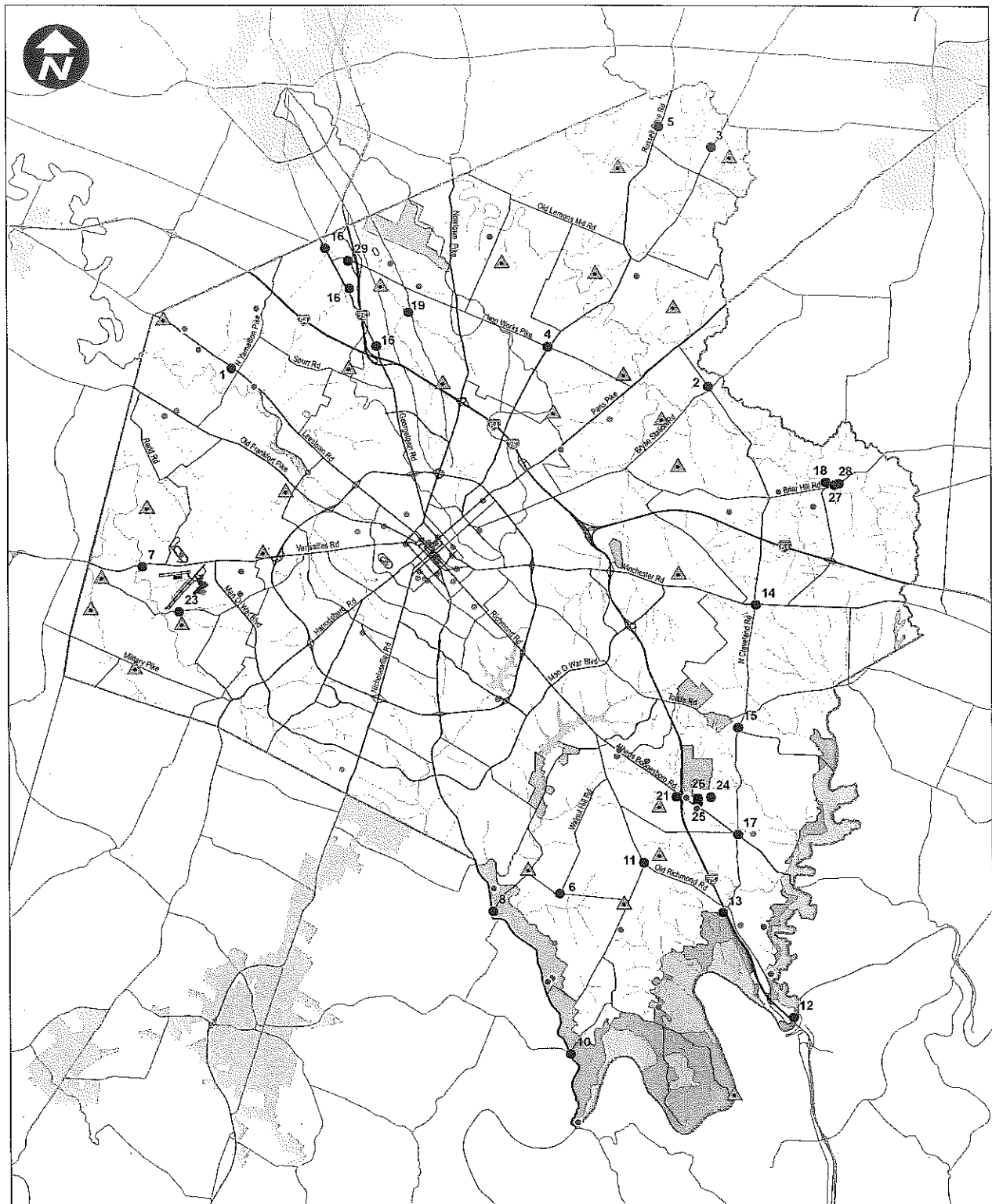
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Existing Non-Agricultural Zoning in the Rural Service Area

Rural, Non-Agricultural Zones								
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1	B-1	11.80	11	B-1	9.56	21	B-5P	166.60
2	B-1	12.12	12	B-3	8.65	22	Down Zoned	
3	B-1	3.10	13	B-1	9.81	23	B-1	3.69
4	B-1	1.42	14	B-1	1.92	24	I-1	281.10
5	B-1	3.99	15	B-1	2.59	25	B-3	13.22
6	B-1	0.66	16	B-3	56.41	26	P-1	2.75
7	B-1	6.78	17	B-1	5.68	27	I-1	1.24
8	B-1	2.42	18	I-2	38.20	28	B-1	4.93
9	Down Zoned		19	P-1	559.23	29	B-1	1.20
10	B-1	4.05	20	Down Zoned				



Legend

- Tourism Conditional Use Accommodation*
- Attraction*
- ▲ Natural Protection Area - B Priority
- Natural Protection Area - A Priority
- Buffer Area
- Natural Area
- ▨ Royal Spring Wellhead Protection Area

*Source: Lexington Convention and Visitors Bureau



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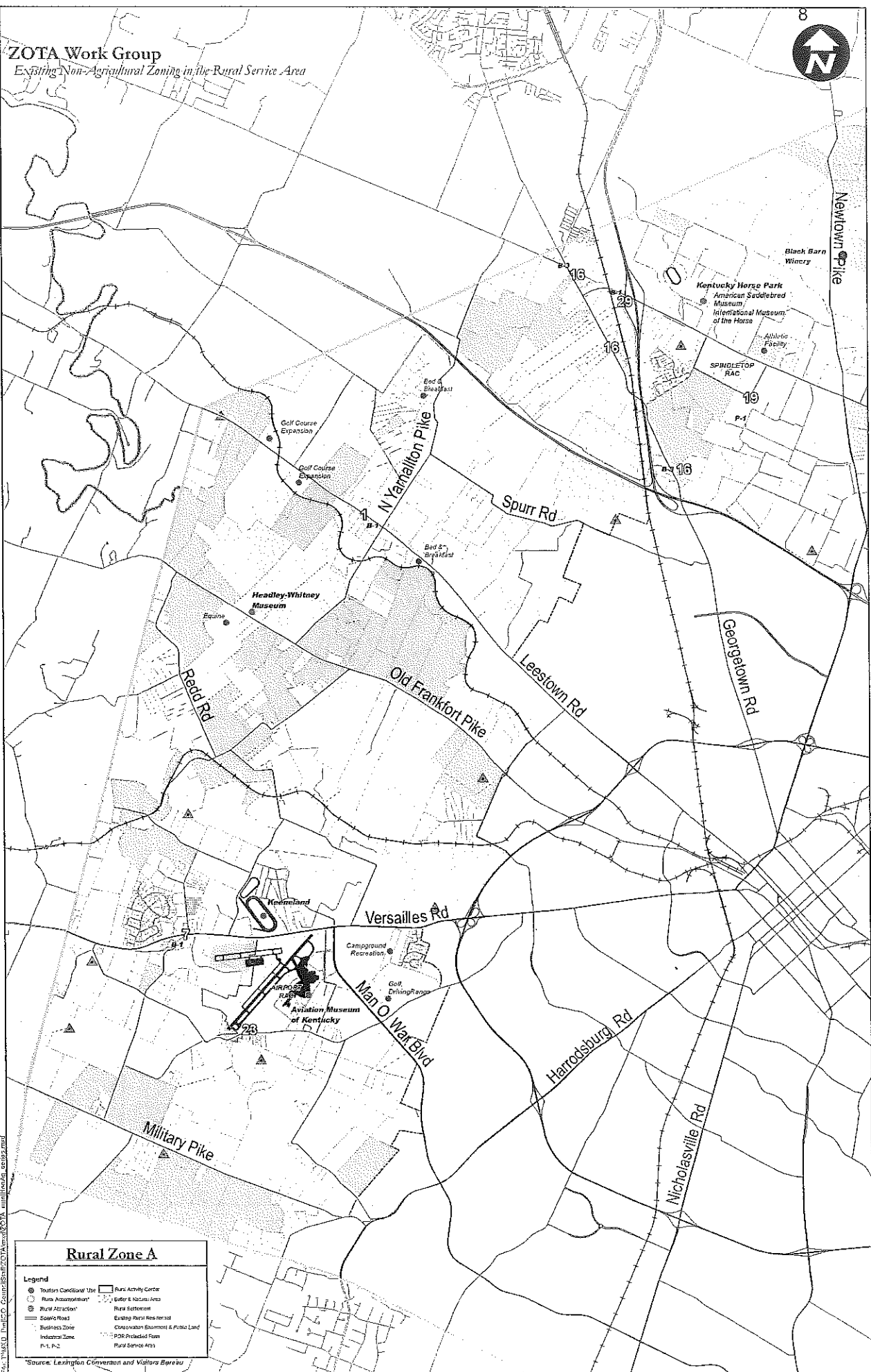
ZOTA Work Group

Existing Non-Agricultural Zoning in the Rural Service Area

Rural, Non-Agricultural Zones

Location	Zone	Acres	Location	Zone	Acres	Location	Zone	Acres
1	B-1	11.80	11	B-1	9.56	21	B-5P	166.60
2	B-1	12.12	12	B-3	8.65	22	Down Zoned	
3	B-1	3.10	13	B-1	9.81	23	B-1	3.69
4	B-1	1.42	14	B-1	1.92	24	I-1	281.10
5	B-1	3.99	15	B-1	2.59	25	B-3	13.22
6	B-1	0.66	16	B-3	56.41	26	P-1	2.75
7	B-1	6.78	17	B-1	5.68	27	I-1	1.24
8	B-1	2.42	18	I-2	38.20	28	B-1	4.93
9	Down Zoned		19	P-1	559.23	29	B-1	1.20
10	B-1	4.05	20	Down Zoned				

ZOTA Work Group
Existing Non-Agricultural Zoning in the Rural Service Area



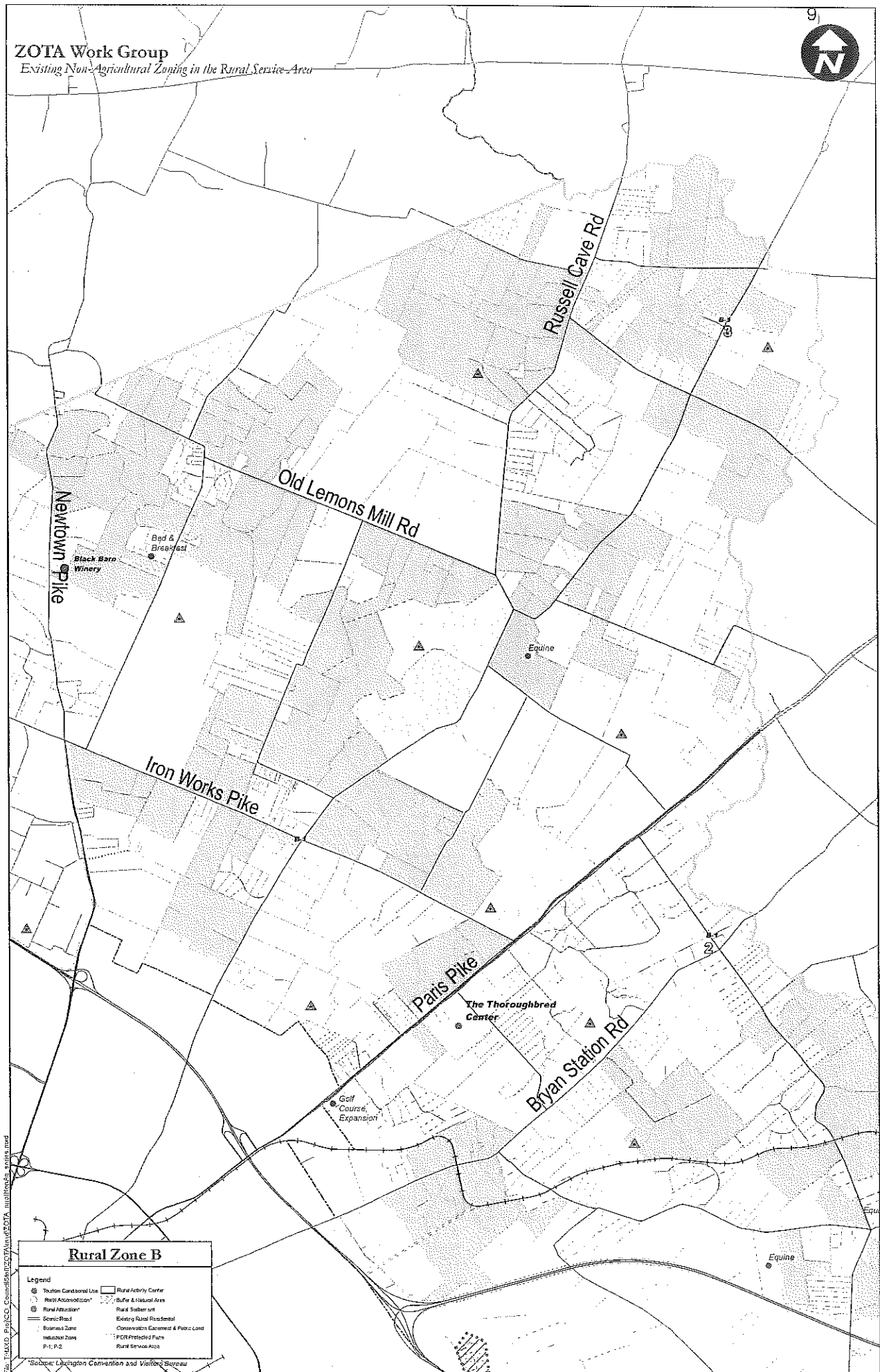
Rural Zone A

Legend

● Tourist Orientation Use	□ Rural Activity Center
○ Rural Accommodation	□ Rural Settlement
⊙ Rural Attraction	□ Existing Rural Residential
— State Road	□ Conservation Easement & Public Land
— Business Zone	□ PDR Protected Farm
— Industrial Zone	□ Rural Service Area
— P-1, P-2	

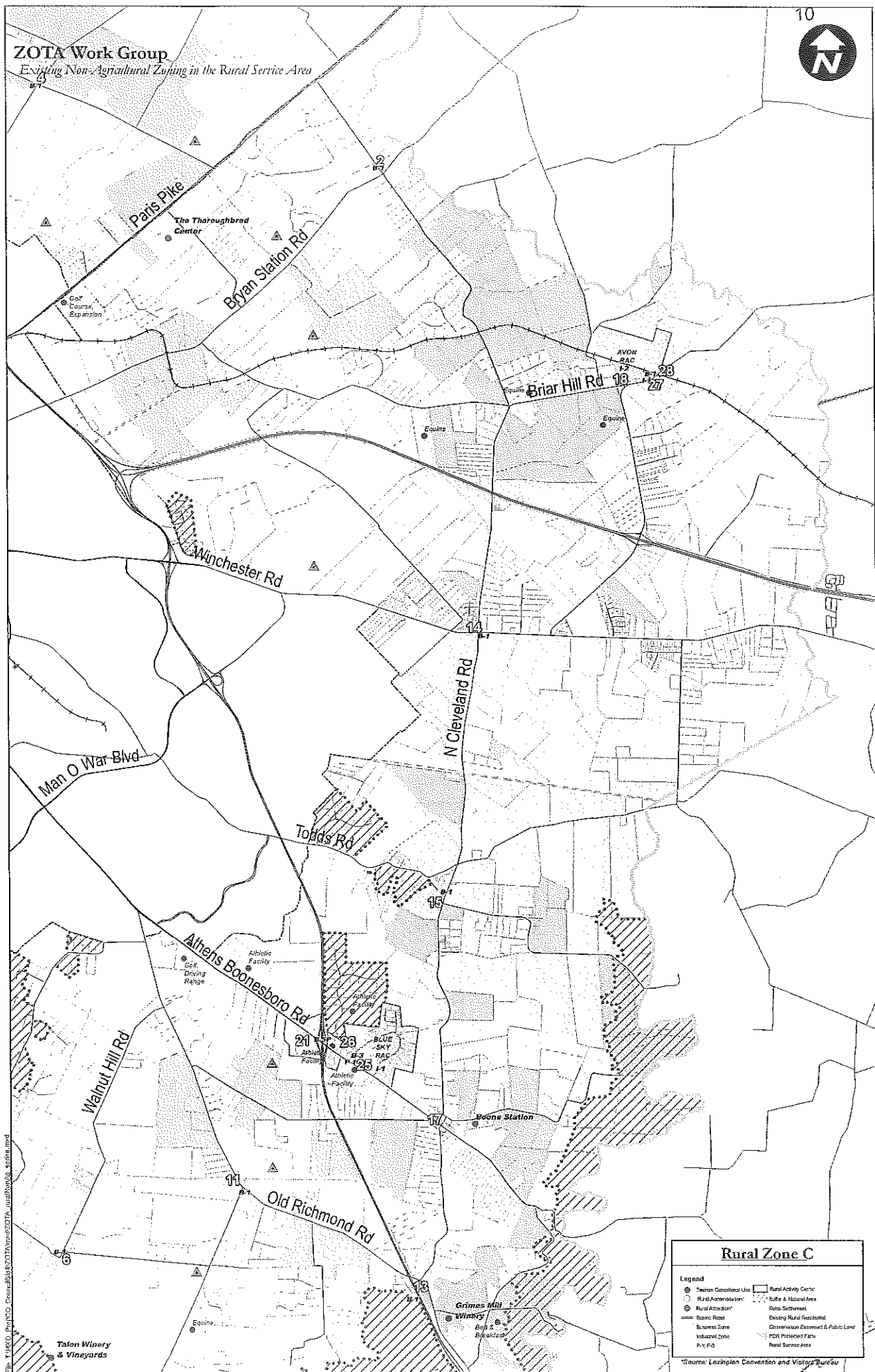
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Existing Non-Agricultural Zoning in the Rural Service Area

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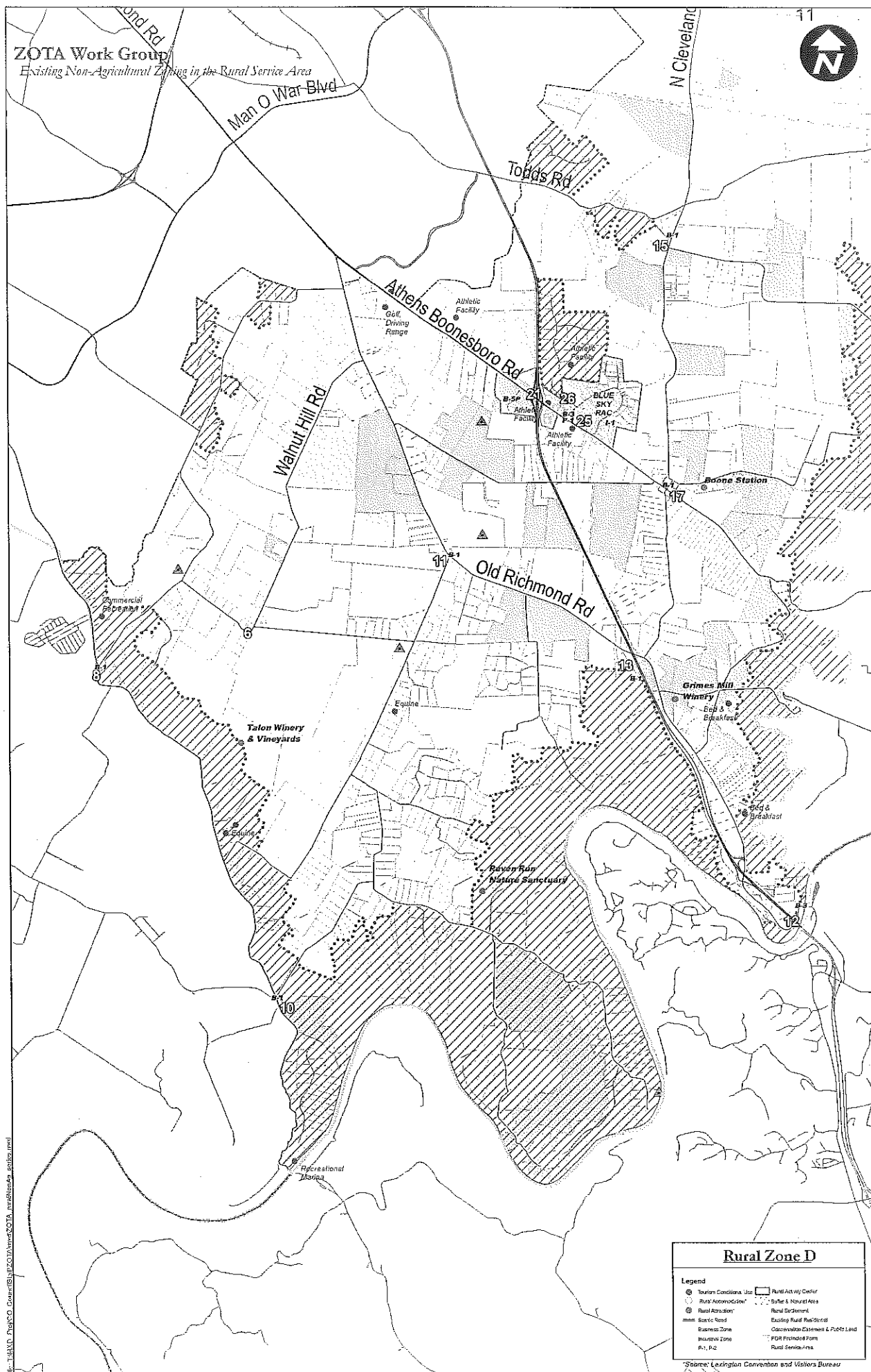


Rural Zone C

Legend

- | | |
|-------------------------|---------------------------------------|
| ● System Connection Use | □ Rural Activity Center |
| ○ Rural Amenity/Use | □ Rural & Natural Area |
| ● Rural Attraction | □ Rural Settlement |
| — State Road | □ Existing Rural Residential |
| — Business Zone | □ Conservation Easement & Public Land |
| — Industrial Zone | □ PDR Protected Farm |
| — P.U.P.S. | □ Rural Service Area |

Source: Lexington Convention and Visitors Bureau



Definition as Approved by the Work Group on October 8th, 2012

ECOTOURISM – Activities conducted in natural or green space or environmentally sensitive areas that are offered to the public for the purpose of enjoyment, education, and active involvement in the conservation of these areas. These activities shall conserve and safeguard the integrity of a natural feature, habitat or ecosystem.

Definition as Approved by the Work Group on November 28th, 2012

AGRITOURISM – Activities conducted on an active farm; or at an agricultural, horticultural or agribusiness operation that are offered to the public for the purpose of enjoyment, education or active involvement in the activities of the active farm or facility. These activities shall be integrated into, directly associated with, and incidental and subordinate to the principal agricultural production on-the property.



Recreation Zoning Ordinance Text Amendment (ZOTA) Work Group

Summary: Meeting #20

December 17th, 2012

1:30pm

5th Floor Conference Room
Government Center

Work Group Members in Attendance: Chair Don Robinson, Vice Mayor Linda Gorton, Chris King, Kevin Atkins, Jan Meyer, Frank Penn, Mike Owens, Mary Quinn Ramer, Philip DeSimone, Todd Johnson, CM Ed Lane, Billy Van Pelt, Ryan Sharp, Margaret Ridley

Others in Attendance: Tyler Scott, Traci Wade, Burgess Carey, Jim Lurton, Chas Martin, Knox Van Nagell, Barb Rackers, Mike Sanner, Jim Griggs, John Park, Nick Nicholson

Chair Robinson called the meeting to order at 1:40pm.

Robinson said the first order of business would be to vote on the summaries from October 29th, November 5th, and November 19th.

Atkins made a motion to approve all three summaries and Gorton seconded the motion. The summaries were approved without dissent.

Robinson then asked the group to vote on the Ecotourism Matrix decisions from the November 5th and 19th meetings.

Gorton made a motion to approve the decisions on zones B2-2A, B-2B, B-3, B-4, B-5P, I-1, I-2, P-1P-2, EAR-1-2-3, CC, and ED. Van Pelt seconded the motion. The decisions were approved without dissent.

Robinson asked Gorton to give a report on the recommendations of the A-N Subcommittee. Gorton read excerpts from the Zoning Ordinance and Rural Land Management Plan which were used by the subcommittee as a guide and gave a summary of the group's three meetings.

Gorton then referred to the handout titled "A-N Subcommittee Recommendations to the Recreational ZOTA Work Group." She gave a summary of each of the recommendations.

The group began discussion of recommendation #1. Johnson and Atkins spoke out against it as being an additional burden to landowners. Sharp and Owens provided the reasoning behind their decision to include it which was due to the additional use options they recommended in the A-N zone.

Robinson called for a separate vote on recommendation #1. The recommendation was approved with Atkins and Owens opposed.

Robinson asked for discussion on recommendation #2. Gorton explained that the source of this recommendation comes from an earlier recommendation in the Rural Land Management Plan which calls upon LFUCG to investigate the feasibility of A-N uses in Raven Run. The group discussed this further, mainly focusing on the issue of activities being allowed on public property as opposed to private.

Robinson asked for a motion to move on recommendation #2.

Van Pelt made a motion to approve recommendation #2 and Sharp seconded the motion. The recommendation was approved without dissent.

Robinson asked for discussion on recommendation #3. Gorton said it was based on recommendation #4 from the Rural Land Management Plan. Atkins asked if there were any KRS conflicts with 8 and 9 as stated in #10. Sallee and King did not think there would be.

DeSimone made a motion to accept all of recommendation #3 and Meyer seconded the motion. Robinson asked for discussion on the motion.

Johnson moved to amend the motion so that it would not remove 8, 9, and 10 and Atkins seconded that motion.

Gorton moved to delete #8 from the Johnson amendment so it would be deleted and Sharp seconded that motion.

Robinson called for a vote to leave #8 in the recommendation. The vote passed with Atkins and Johnson opposed.

Robinson then called for a vote on the amended motion to delete #9 and 10 from the recommendation. The amended motion passed with Owens, Robinson, DeSimone, and Meyer opposed.

Robinson then called for a vote on recommendation #3 which now included removal of 2, 3, 5, and 8 from the Zoning Ordinance. The recommendation was approved without dissent.

Gorton began describing the A-N zone column of the matrix. She stated that the column was initially filled out as the Zoning Ordinance currently allows. The subcommittee then decided that Tree Canopy Tours should be changed from Conditional to Prohibited. Sharp gave an

explanation of Canopy Tours which can include Zip Lines and has an educational component to it where zip lines do not necessarily include that. Zip lines typically require poles to be installed where Canopy Tours rely on existing trees mostly.

Atkins asked why we would not allow Zip Lines then. Robinson said the educational aspect is the difference.

Meyer asked if a requirement could be added that prohibits Zip Lines in Canopy Tours and the response was yes.

Johnson said that many of the Conditional uses should be changed to Accessory with the earlier change to "shall" in the Zoning Ordinance. Gorton said there would be no Principal use for them if they were Accessory though.

Sharp made a motion to change Canopy Tours to Conditional use and Owens seconded the motion. The change passed with Gorton, DeSimone, and Meyer opposed.

Johnson made a motion to make Zip lines a Principal use and it was seconded by Atkins. Sharp asked for clarification on whether there would be any outside oversight on Zip Lines if it was a Principal use. It was determined that there would not be. **Atkins withdrew his second. The motion died.**

Meyer made a motion to Prohibit Zip Lines in the AN and DeSimone seconded the motion. Robinson asked for discussion on the motion. A definition was asked for and Sharp said it was essentially for thrills.

The vote was approved to Prohibit Zip Lines in the AN with Johnson and Atkins opposed.

The group began a discussion on Recreational Outfitters- Sales because the subcommittee had recommended separating it from Rentals. Sales would be Prohibited and King said the intent is clear, it would take some work by the Planning Staff to get it right though.

Meyer asked why RV Camping was Conditional and not Prohibited since it requires infrastructure to occur. Van Pelt said that the existing ordinance already allows it as Conditional and it can be done in an environmentally sensitive way.

Owens made a motion to change Campgrounds (RVs/Trailers) to Prohibited and Meyer seconded the motion.

Van Pelt asked if there was a definition of campgrounds in the current ordinance. Sallee said it is not defined but it is allowed in the AR zone.

The vote to change Campgrounds (RVs/Trailers) to Prohibited passed without dissent.

Gorton made a motion to approve Hiking Trails, Equine Trails, Canoeing/Kayaking, Fishing Clubs, Hunting Clubs, Bird Watching, Recreational Outfitters-Rentals, Nature Preserve, and Camping-Primitive as Conditional Uses. The motion was seconded by Sharp.

The vote to approve the above mentioned as Conditional Uses passed without dissent.

Gorton brought up discussion of Bike Trails. Van Pelt said that Bike Trails are allowed in the AR in the right-of-ways but this would involve private property.

Sharp made a motion to approve Bicycle Trails as Conditional Use and Gorton seconded the motion. The group voted in favor of changing Bicycle Trails to Conditional Use with DeSimone and Meyer opposing.

Atkins made a motion to approve Recreational Outfitters-Sales to Prohibited Use and Van Pelt seconded the motion. The vote passed without dissent.

Penn gave a summary of the B-1 and B-6P Subcommittee meetings. Gorton asked if the Conditional Use for Campgrounds (Trailers/RVs) was based on the septic approved by the Health Department and Penn said it was. Robinson asked if there were more questions on this.

Gorton made a motion to approve the B-1 and B-6P recommendations and Van Pelt seconded the motion. The recommendations were approved unanimously.

King led a discussion of the Argitourism Matrix recommendations. Atkins asked if there were any state issues with country Inns or if they were treated the same as a Bed and Breakfast. Sallee said the LFUCG limits Bed and Breakfast to five rooms but the state allows more.

Lane asked about Horse Shows and added that he had received complaints in his district about parking and noise. Sallee said that certain Horse Shows were permitted under state law.

Owens said he was opposed to allowing Concerts and Special Events in the AR zone. He was fine with allowing Gift Shops as a Conditional Use.

Owens made a motion to make Special Events, Parties or Festivals and Concerts on a commercial basis, Prohibited in all Agricultural Zones and Van Pelt seconded the motion.

King said he could make them Conditional for charity events and add notes to ensure those that are operating legally right now are grandfathered in.

The vote to approve Special Events, Parties, or Festivals and Concerts as Prohibited Uses in all Agricultural zones passed with Atkins opposed.

Van Pelt made a motion to change Farm Tours and Hayrides to Accessory uses in the AN, AR, and AB zones and Owens seconded the motion. The change passed without dissent.

Van Pelt made a motion for Special Events, and Concerts to be Prohibited in the AN and AB and Conditional in the AU for commercial purposes. Gorton seconded that motion. The motion passed without dissent.

Van Pelt made a motion to Prohibit Gift Shops in the AN zone and was seconded by Sharp. The motion passed without dissent.

Owens made a motion to Prohibit Children's Rides in the AR and AN and was seconded by Meyer. The motion passed with Atkins opposed.

Van Pelt made a motion to approve the matrix as amended and was seconded by Owens. The motion was approved without dissent.

Robinson asked the group about Short Term Vacation Rentals which had been listed under Future Topics in the Agenda. Gorton said it could go forward as a text amendment and that it could go to the Planning Committee in Council first.

Gorton made a motion to put Short Term Vacation Rentals in Planning Committee of Council and was seconded by Owens. The motion passed without dissent.

Robinson asked if the group was still interested in hearing presentations from the public. Penn said that there will be a public hearing for the text amendment. Atkins said it was a concern for him but there will be many more opportunities for the public in the rest of the process.

King asked if this report will go to the full Council and Van Pelt said he was not in favor of it going to a committee. King said he felt he had been given good guidance and could figure out an appropriate route.

Public Comment

Martin spoke.

Griggs spoke.

Gorton made a motion to include definitions for Horse Shows, Zip Lines, Canopy Tours, and Recreational Outfitters and was seconded by Owens. The motion passed without dissent.

Carey spoke.

The meeting adjourned at 4:08 pm.

Respectfully submitted by Tyler Scott, Legislative Aide to Vice Mayor Linda Gorton

A-N Subcommittee Recommendations to the Recreational ZOTA Work Group

1. Recommend change in the Zoning Ordinance on page 8-15, 8-3 Agricultural Natural Areas (A-N) Zone, 8-3(d) Conditional Uses: In the last sentence, the word “may” should be replaced with the word “shall” and should read “In making its determination, the Board of Adjustment shall require the submission of an environmental assessment prepared by a qualified professional.”
2. Recommend exploration of the A-N zone uses and feasibility at Raven Run as per RLMP sec. 3, para. B, recommendation #6.
3. Recommend deleting the following Conditional Uses from the Zoning Ordinance on page 8-15, 8-3 Agricultural Natural Areas (A-N) Zone, 8-3(d) Conditional Uses:

2, 3, 5, 8, 9, and 10

* 1 and 2 were voted on and approved by the Work Group on December 17th, 2012. The group voted to remove 9 and 10 from recommendation number 3 and then approved recommendation 3.

ZONING ORDINANCE

8-3 AGRICULTURAL NATURAL AREAS (A-N) ZONE

8-3(a) Intent - This zone is established to preserve areas within the Rural Service Area that are physically unique, primarily due to their association with the Kentucky River and its tributaries. This area is characterized by steeper slopes, forested areas, and thinner/poorer soils, and is known as a habitat for rare and unusual flora and fauna. Because these lands are environmentally sensitive, special care is needed to ensure that the uses that are permitted are compatible with the goal of conservation and preservation of these lands. The Land Use Element of the Comprehensive Plan shall be used to determine the appropriate locations for the Agricultural Natural Areas (A-N) Zone.

8-3(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. Land used solely for agricultural purposes, including small farm wineries, as outlined in KRS 100.
2. Single family detached dwellings.

8-3(c) Accessory Uses (Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.)

1. Accessory uses in connection with agriculture, farming, dairying, stock raising or similar uses, such as agricultural structures; stables; and parking areas, provided all yard requirements for a principal residence are met.
2. Those specific agricultural uses outlined in KRS 100 that are incidental only to a small farm winery licensed as such by the Commonwealth of Kentucky, such as the manufacture and bottling of wines; tasting rooms for the purpose of serving complimentary samples; sale by the drink or bottle, either on or off premises; and sale and shipment of wine, either wholesale or retail.
3. Home offices and home occupations.
4. Temporary roadside stands offering for sale only agricultural products grown on the premises.
5. Keeping of not more than two (2) roomers or boarders by a resident family.
6. Non-commercial recreational facilities, such as baseball fields; soccer fields; polo fields; swimming pools; tennis courts and the like.
7. Private garages, storage sheds, parking lots, and private farm vehicle fueling facilities.
8. Living quarters, without kitchen facilities and not used for rental purposes, for guests and employees of the premises.
9. Satellite dish antennas, as regulated in Article

15-8.

10. Family child care for up to six (6) children, provided that the total number of children living or being cared for on the premises shall not exceed six (6).
11. Mobile homes, as provided in Article 10.
12. Tenant homes, provided all yard requirements for a principal residence are met.

8-3(d) Conditional Uses (Permitted only with Board of Adjustment approval.) For any of the following conditional uses established after January 26, 1995, a total of 10,000 square feet shall be the maximum allowable for all structures proposed for such uses. Prior to the approval of any conditional use containing environmentally sensitive land, such as flood hazard areas; areas of significant tree stands; sinkhole and karst areas; slopes exceeding 15%; "special natural protection" areas, as designated in the Comprehensive Plan; and stone fences, the applicant must prove, and the Board of Adjustment must find, that adequate safeguards will be in place to ensure the least negative impact on the land. This proof and finding shall extend to uses accessory to permitted conditional uses. In making its determination, the Board of Adjustment may require the submission of an environmental assessment prepared by a qualified professional.

1. Cemeteries, crematories, columbariums, mausoleums, including animal burial grounds.
2. Kindergartens and nursery schools for four (4) and not more than twelve (12) children, only when accessory to a residential use. A fenced and screened play area shall be provided, which shall contain not less than twenty-five (25) square feet per child.
3. Family child care for seven (7) and not more than twelve (12) children, provided that the total number of children living or being cared for on the premises shall not exceed twelve (12). A fenced outdoor play area shall be provided, which shall contain not less than twenty-five (25) square feet per child.
4. Churches, Sunday schools, and parish houses.
5. Kindergartens, nursery schools and child care centers for four (4) or more children when accessory to a church or school as permitted herein. A fenced and screened play area shall be provided, which shall contain not less than twenty-five (25) square feet per child.
6. Non-service facilities of public utilities and common carriers by rail, including office, garage, and warehouse space when not incidental to a service facility as provided in KRS 100.324.
7. Commercial and non-commercial outdoor recreational facilities (without outdoor lighting, loud speakers, retail sales of merchandise, restaurants or food service, and the like), including zoological gardens; sportsmen's farms (including outdoor rifle and other firearm ranges); native animal game preserves; outdoor rodeos; hunting and trapping; riding stables; campgrounds; and fishing lakes, including private clubs for only these uses.

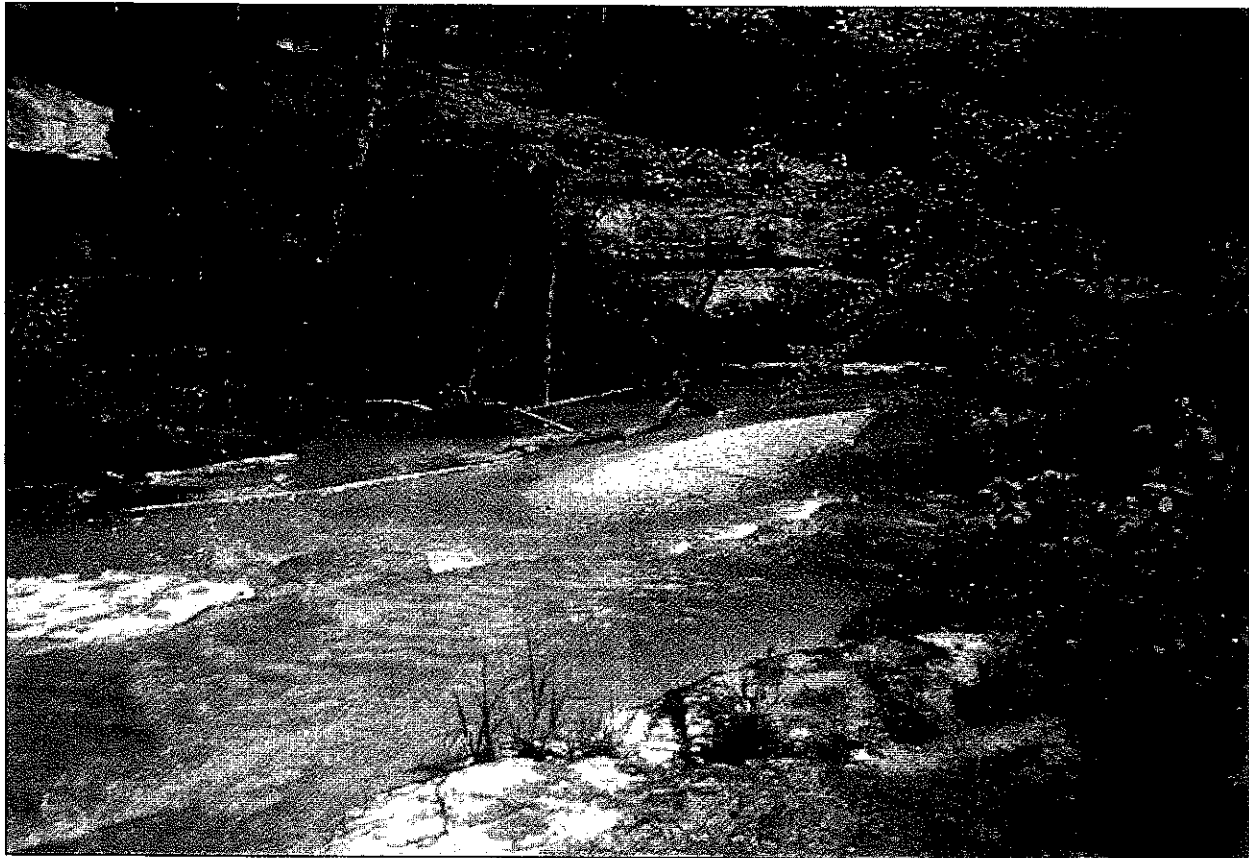
* must *
or
* shall *

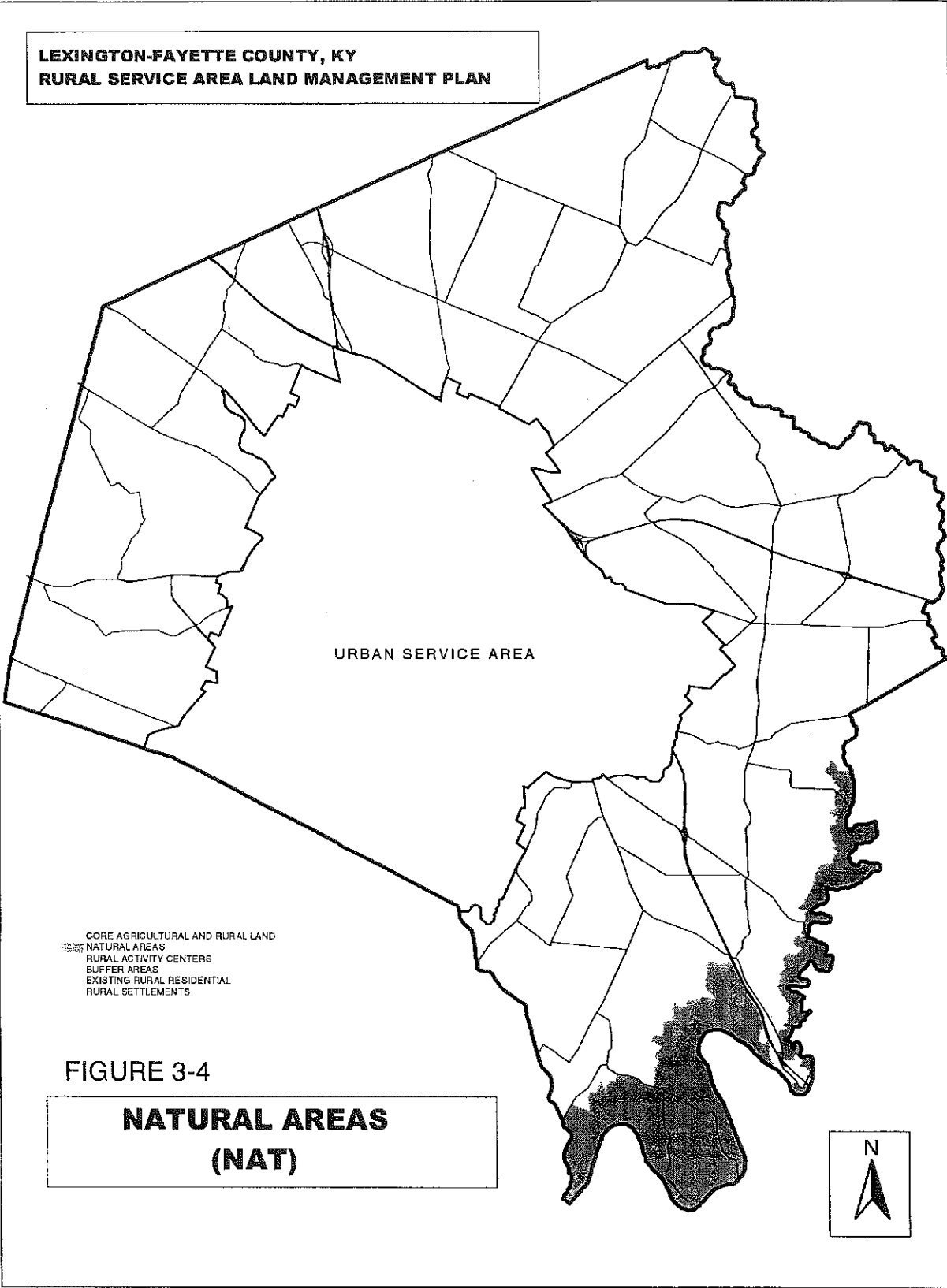
B. NATURAL AREAS CATEGORY (NAT)

This land category is designed to encompass certain areas that are physically unique from other portions of Fayette County in that they are important for preservation, but not primarily for their association with agriculture. Located generally in the extreme southeastern portion of the Rural Service Area, these lands are associated with a number of factors that distinguish them from the CARL and other rural land categories. The total land area proposed for this category is 8,550 acres.

Lands in this area exhibit a combination of characteristics including an association with the Kentucky River and its tributaries. Compared to other areas of the Rural Service Area, the land generally contains steeper slopes, forested areas, poorer/thinner soils and similar characteristics. Portions of the area are recognized as historic/scenic areas, and are known as habitat for rare and unusual flora and fauna. Approximately 90% of the land has a high degree of environmental sensitivity, including floodplain/riparian areas, steep slopes, and woodlands. Although agriculture can and does occur in portions of this area, it is not the predominant character of the area as a whole.

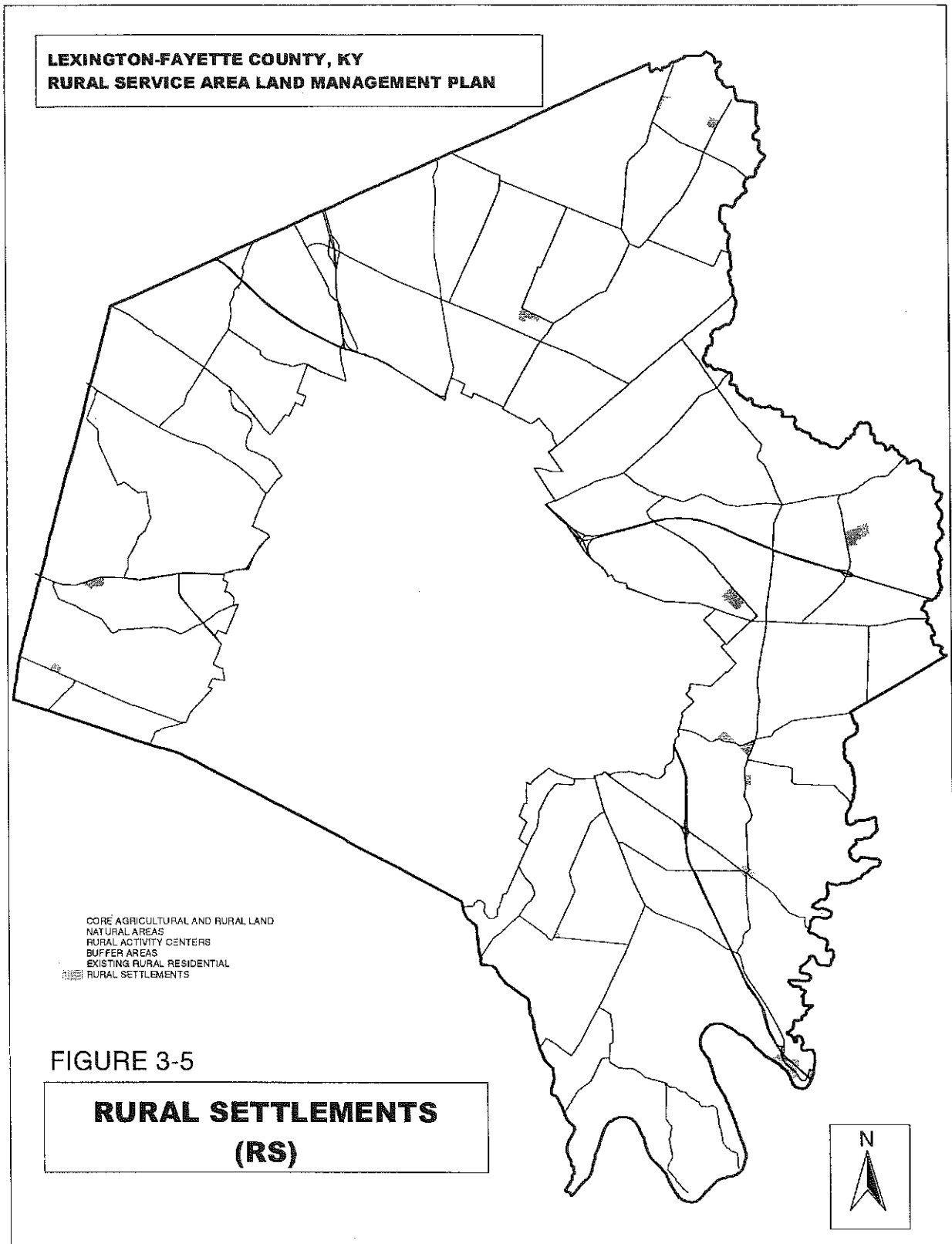
The policy emphasis for land in this category should be for preservation and enhancement of the land in a natural state with a minimum of intrusions.





The following programs are recommended for this area:

- 1. The minimum parcel size for the creation of new tracts should be established at 40 acres to ensure the preservation of parcels of a size conducive to minimal disturbance of the natural features of this land. Consideration should be given to even larger minimum lot sizes in this area.*
- 2. Existing tracts under 40 acres in size shall be permitted to remain. However, programs should be created which are designed to offer incentives for the eventual consolidation of undeveloped small tracts into larger parcels.*
- 3. The NAT category shall be a priority area for a Purchase of Development Rights (PDR) Program. The PDR program should be designed to preserve lands which are environmentally sensitive and which can serve multiple purposes of conservation of natural resources, public access for passive recreations such as hiking and nature trails, protection of wildlife habitat, environmental education, and similar uses.*
- 4. Principal uses permitted in this area should be those associated with agriculture and rural housing in a natural setting with minimal disturbance to the land and vegetation. Conditional uses for this area should be kept to a minimum.*
- 5. The NAT area will serve as a "sender" area for development rights eligible for transfer to another area of the community under any permitted Transfer of Development Rights (TDR) Program implemented under this plan.*
- 6. The LFUCG should seek to implement programs throughout this area designed to improve and manage public accessibility to the resources in this area. These programs should utilize the Raven Run sanctuary as a focus and staging area for such programs.*
- 7. Public acquisition of NAT land should be priority. A major preserve of 1000 acres to 2000 acres would be desirable. The land to be acquired should be in a location that would provide links to areas that have already been acquired or where conservation/scenic easements are proposed.*



Argitourism/Ecotourism Recommendations Summary:

The Work Group reviewed the current zoning regulations for recreational uses in the community, and found that the regulations were general in nature and often without many qualifying restrictions. For example, outdoor recreational uses are permitted in many zoning categories, but without many limitations on lighting, noise or hours of operation. Additionally, many contemporary recreational land uses were not contemplated in the 1990s when the Zoning Ordinance was updated for rural areas of the county by the Planning Commission and Urban County Council. As a result, the Work Group recommends several new land uses and accompanying definitions be added to the Zoning Ordinance. The Task Force discussed the following table, which provides a list of new land uses and recommends whether they should be principal permitted, accessory, conditional or prohibited uses in each zoning category. Further restrictions may be necessary to ensure compatible and sustainable development within the community.

Argitourism/Ecotourism Recommendations Summary:

The Work Group reviewed the current zoning regulations for recreational uses in the community, and found that the regulations were general in nature and often without many qualifying restrictions. For example, outdoor recreational uses are permitted in many zoning categories, but without many limitations on lighting, noise or hours of operation. Additionally, many contemporary recreational land uses were not contemplated in the 1990s when the Zoning Ordinance was updated for rural areas of the county by the Planning Commission and Urban County Council. As a result, the Work Group recommends several new land uses and accompanying definitions be added to the Zoning Ordinance. The Task Force discussed the following table, which provides a list of new land uses and recommends whether they should be principal permitted, accessory, conditional or prohibited uses in each zoning category. Further restrictions may be necessary to ensure compatible and sustainable development within the community.

Agritourism and Ecotourism Recommendations by Zoning Category (Submitted by the Recreational ZOTA Work Group, 12/17/12)																									
Proposed		Agricultural Zones				Residential Zones				Office, Business, & Industrial Zones									Expansion Area Zones				Adapt Reuse	Comments	
Recreational Land Use		A-R	A-N	A-B	A-U	R-1 & R-2	R-3	R-4	R-5	B-1	B-2 & B-2A	B-2B	B-3	B-4	B-5P	B-6P	I-1	I-2	P-1 & P- 2	EAR-1-2-3	C	CC			ED
Ecotourism																									
Camping (Primitive)	X	C	C	C	X	X	X	X	X	X	X	X	C	C	X	X	C	C	X	X					
Campgrounds(RVs/Trailers)	X	C	X	C	X	X	X	X	C*	X	X	C	C	X	C*	C	C	X	X						
Hiking Trails	X	C	C	C	A	A	A	A	P	C	C	C	C	X	P	C	C	A	A						
Bicycle Trails	X	C	C	C	A	A	A	A	P	C	C	C	C	X	P	C	C	A	A						
Equine Trails	C	C	C	C	C	C	X	X	P	C	C	C	C	X	P	C	C	C	C						
Zip Line Trails	X	X	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	C	C						
Tree Canopy Tours	X	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	C	C						
Canoeing/Kayaking	X	C	C	C	X	X	X	X	P	C	C	C	C	X	P	C	C	C	C						
Recreational Outfitters (Sales-Rental)	X	X/C	X	C	X	X	X	X	P	C	C	P	C	X	P	C	C	X	X						
Fishing Clubs (No Lodging)	C	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	C	C						
Hunting Clubs (No Lodging)	C	C	C	C	X	X	X	X	C*	X	X	C	C	X	C*	C	C	X	X						
Bird-Watching	C	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	A	X						
Nature Preserve	C	C	C	C	X	X	X	X	C	C	C	C	C	X	C	C	C	A	X						
Agritourism																									
farm tours	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
hayrides	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
corn mazes	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
roadside stands	A	A	A	A	X	X	X	X	P¹	P¹	P¹	P¹	X	P¹	P¹	X	X	X	X	X	P¹	X	P¹		
country inns	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
farm markets	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
wine tasting rooms	A	A	A	A	X	X	X	X	P/C	P	P	P	X	P	P/C	X	X	X	X	X	P/C	X	P		
homegrown restaurants	C	C	C	C	X	X	X	X	P	P	P	P	X	P	P	X	X	X	X	X	P	X	P		
special events, parties, or festivals	C	C	C	C	X/A	X/A	X/A	X/A	P	P	P	P	X	X	P	X	X	X	X	X	P	X	P		
concerts	C	C	C	C	X	X	X	X	P	P	P	P	X	X	P	X	X	X	X	X	P	X	P		
children's rides	C	C	C	C	X	X	X	X	P²	P²	P²	P²	P²	P²	P²	P²	X	X	X	X	P²	X	P²		
horse race tracks	C	X	X	C	X	X	X	X	X	X	P	C	X	X	X	X	X	X	X	X	X	X	P		
outdoor rodeos	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P		
riding stables	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X		
horse shows	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
fishing lakes, hunting or trapping	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
historic house museums	C	X	X	X	C	C	C																		

**DIVISION OF PLANNING SUGGESTED RECOMMENDATION
ECO-TOURISM USES AND THE EXPANSION AREA "CONSERVATION" ZONING CATEGORY**

RECREATIONAL LAND USE	CONSERVATION ZONE
Camping (Primitive)	C
Campgrounds (RVs/Trailers)	X
Hiking Trails	P
Bicycle Trails	P
Equine Trails	P
Zip Line Trails	P
Tree Canopy Tours	P
Canoeing/Kayaking	P
Recreational Outfitters (Sales-Rental)	X
Fishing Clubs (No Lodging)	C
Hunting Clubs (No Lodging)	C
Bird Watching	P
Nature Preserve	P

Key:

P=Principal
C=Conditional
A=Accessory
X=Prohibited

*These recommendations by the Division of Planning were not voted on by the Recreational ZOTA Work Group.

ARTICLE 1

GENERAL PROVISIONS AND DEFINITIONS

BED AND BREAKFAST FACILITY - A use which provides short-term transient lodging, including serving only breakfast to overnight lodgers, for which rent is paid and subject to the following conditions:

- (1) The use shall be clearly incidental and secondary to the use for dwelling purposes;
- (2) The use shall be carried on only by owners with at least a fifty-one percent (51%) ownership interest, and who reside on the premises;
- (3) The use shall not require external alteration of the dwelling except as may be required to meet fire and building codes;
- (4) Each room to be rented shall be designed and intended to accommodate no more than two persons;
- (5) Each room shall be rented for no longer than seven (7) days. Any facility which rents rooms for more than seven days shall be regulated as a boarding house;
- (6) The use shall not adversely affect the uses permitted in the notification area and in the immediate neighborhood by excessive traffic generation, noise and the like;
- (7) The owner-operator shall maintain a guest log and other records, which shall be subject to annual review and inspection;
- (8) The use shall not be conducted within any accessory building in a residential zone;
- (9) The conditional use permit shall become null and void upon the sale or transfer of the property;
- (10) All off-street parking areas shall be completely screened with landscaping;
- (11) The use shall be in compliance with all applicable state and local laws, including Health Department rules and regulations.

DWELLING, SINGLE FAMILY - A building occupied exclusively for residential purposes by one family or one housekeeping unit.

DWELLING UNIT - One room or rooms connected together, constituting a separate, independent housekeeping establishment for occupancy by a family as owner, by rental or lease on a weekly, monthly or longer basis; physically separated from any other rooms or dwelling units which may be in the same building, and containing independent kitchen and sleeping facilities.

EXTENDED-STAY HOTEL - Multiple family dwelling(s) with rental or lease of less than one week, provided such rentals or leases of less than one week

shall comprise less than 50% of the total dwelling units within the structure(s).

SHORT-TERM VACATION RENTAL - A dwelling unit, as defined herein, that is rented (in part or entirely) for not longer than 30 days, and advertised as such, where a permanent residence is not established by the occupant(s) (mailing address, vehicle registration, etc.). This use may also be known as a "short-term residential rental" but does not include hotels, motels, extended-stay hotels, bed and breakfast facilities, boarding or lodging houses, nursing homes or assisted living facilities. This use is also subject to all of the following requirements:

- (1) The property shall not be rented for events such as weddings and wedding receptions, business meetings, parties, or similar group events;
- (2) There shall be no more than five (5) sleeping rooms;
- (3) The property owner shall maintain a guest log, as required by (insert law or regulation), which shall be subject to annual review and inspection;
- (4) Any applicable Transient Room Taxes as required by (insert name of law or regulation), are to be paid on an annual (or more frequent) basis;
- (5) No freestanding or wall signage shall be permitted on the premises advertising the short-term vacation rental;
- (6) No additional blacktop, concrete or gravel parking shall be permitted beyond that normally provided in comparable neighborhood residences.
- (7) A standard gauge diamond mesh wire fence, of durable construction, at least 52" in height, set on 7½-foot posts with a required 6" top board, shall be constructed along the property boundary between this use and land that is being actively used for agricultural purposes, unless the owner of the agricultural property agrees to an exemption.

HOTEL - A building or group of buildings containing individual sleeping or living units, designed for the temporary occupancy of transient guests; and including hotels, tourist courts, motor lodges, motor hotels or auto courts, but not including boarding or lodging houses.

MOTEL - A building or group of buildings, containing individual sleeping or living units, designed for the temporary occupancy of transient guests and including hotels; tourist courts; motor lodges; motor hotels or auto courts; but not including boarding or lodging houses.

ARTICLE 8

AGRICULTURAL RURAL (A-R) ZONE

8-1(d) Conditional Uses (Permitted only with Board of Adjustment approval.)

For any of the following conditional uses established after January 26, 1995, a total of 10,000 square feet shall be the maximum allowable for all structures proposed for such uses.

25. Bed and breakfast facilities, limited to the rental of not more than five (5) rooms per property, provided that no use permitted under this section shall be located less than one (1) mile, as measured from the facility, from another use permitted under this section. The Board of Adjustment, in considering approval of such conditional use, shall consider and make a finding that the number of rooms granted shall not have an adverse effect on surrounding properties. In addition, in considering such a conditional use, the Board of Adjustment shall take into consideration the number of bed and breakfast facilities, if any, within the general neighborhood of the property being considered for such use.
28. Short-term vacation rentals.

AGRICULTURAL BUFFER (A-B) ZONE

8-2(d) Conditional Uses (Permitted only with Board of Adjustment approval.)

For any of the following conditional uses established after January 26, 1995, except where the A-B zone is adjacent to the county boundary, and the property is a minimum of 10 acres and has frontage on a state highway, a total of 10,000 square feet shall be the maximum allowable for all structures proposed for such uses.

15. Bed and breakfast facilities, limited to the rental of not more than five (5) rooms per property, provided that no use permitted under this section shall be located less than one (1) mile, as measured from the facility, from another use permitted under this section. The Board of Adjustment, in considering approval of such conditional use, shall consider and make a finding that the number of rooms granted shall not have an adverse effect on surrounding properties. In addition, in considering such a conditional use, the Board of Adjustment shall take into consideration the number of bed and breakfast facilities, if any, within the general neighborhood of the property being considered for such use.
17. Short-term vacation rentals.

TOURISM FACTS FOR LEXINGTON 2011

HOTEL INFORMATION: (SMITH TRAVEL RESEARCH)

2011 LEXINGTON LODGING REPORT

Total number of Hotels	66
Total number of Hotel Rooms:	7,543 (as of December 2011)
Hotel Occupancy Percentage:	58.6 %
Average Daily Rate (ADR):	\$ 86.00
Revenue per Available Room (RevPAR):	\$ 50.38
Total Number of Rooms Available:	2,753,309
Total Number of Rooms Sold:	1,613,077
Estimated Number of Overnight Guest:	2.58 million
Total Room Revenue:	\$138,721,553

DEMOGRAPHICS & CONSUMER BEHAVIOR

(PRESTON - OSBORNE 2011 STUDY OF VISITORS)

Inquirers Sex:	68.2% Women / 31.8% Men
Average nights stayed:	2.7 Nights
Average party size:	2.5 People
Average age of Lexington Visitor:	55.7
Average Expenditure per person, per day:	\$156.13
Average Household Income:	\$58,867.92
Stayed in Hotel, Motel or Resort	83.7%
Mode of Travel:	Automobile (84.2%), Airplane (5.9%), RV/Camper (8.1%)

Why inquirers considered visiting Lexington (of those who visited Lexington)

- Scenic Beauty	37.3%
- Horse Related Activities	37.1%
- Visiting Friends or Family	14.3%

How inquirers learned about Lexington (of those who visited Lexington)

- A Visitors Guide	66.8%
- Brochures	61.2%
- The Internet	57.0%
- Magazines	52.5%

Of those who requested a visitor's guide, and visited Lexington, **87.2%** remember receiving their visitors guide.

Of those who visited Lexington, **16.6%** were influenced to stay in Lexington **longer** than they first intended after receiving the Visitor's Guide.

67.2% had already planned to visit Lexington at the time they requested a Visitor's Guide

Of those that visited Lexington: 39.8% used VisitLex.com prior to visiting Lexington

41.0% were first time visitors

70.9% stayed overnight in Lexington

MISC. FACTS:

2011 Total Tourism Expenditures*	\$1.7 billion - Fayette Co.; \$2.6 billion - BG Region; \$11.7 billion - Kentucky State
2011 Walk-ins:	9,161
2011 Visitor Packets Mailed	75,076
2011 Unique Visitors to Website:	416,674
2010 Total LCVB Ad Equivalency	\$1,791,077

* Economic Impact numbers are provided by the Kentucky Tourism, Arts and Heritage Cabinet.

NEW HOTELS IN 2011:

Hotel	Number of Rms	Date Opened
No New Hotels	0	0

LODGING TAX BREAKDOWN AND EXAMPLE:

Room Rate	\$100.00
State Lodging Tax (1%)	\$1.00
Local Lodging Tax (6%)	\$6.00
Subtotal:	\$107.00
State Sales Tax (6%)	\$6.42
Total Room Cost	\$113.42

LEXINGTON, KY
Lexington Convention and Visitors Bureau





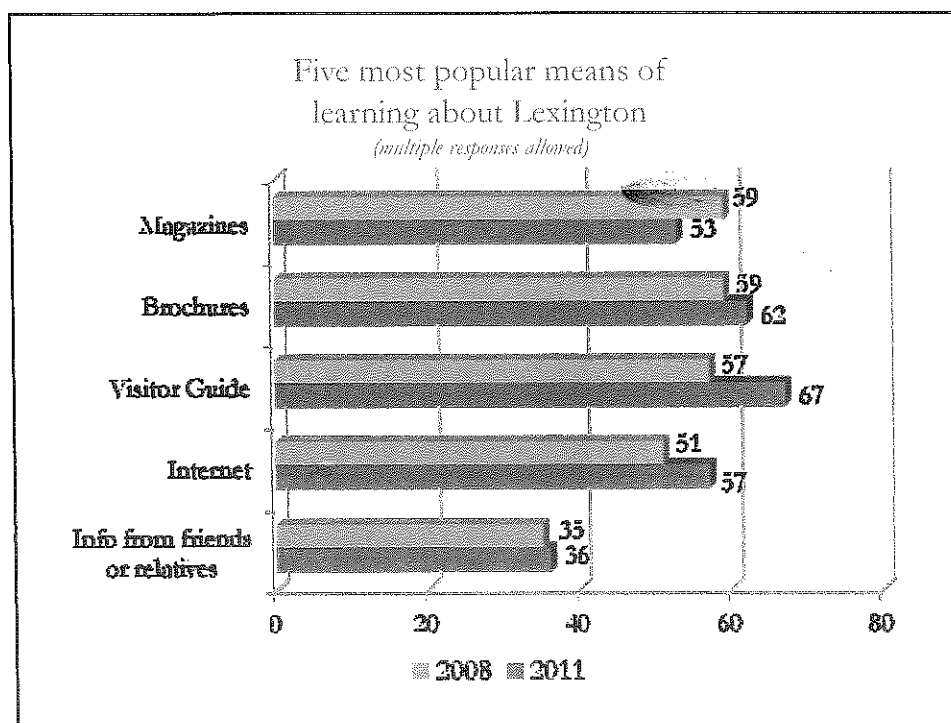
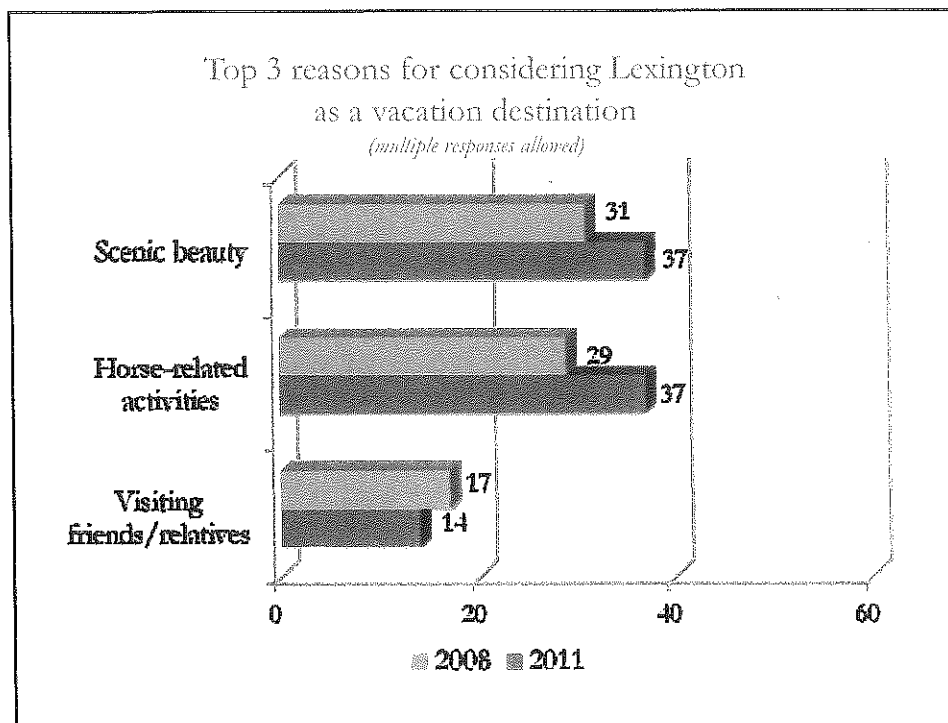
2011 Conversion Study Results

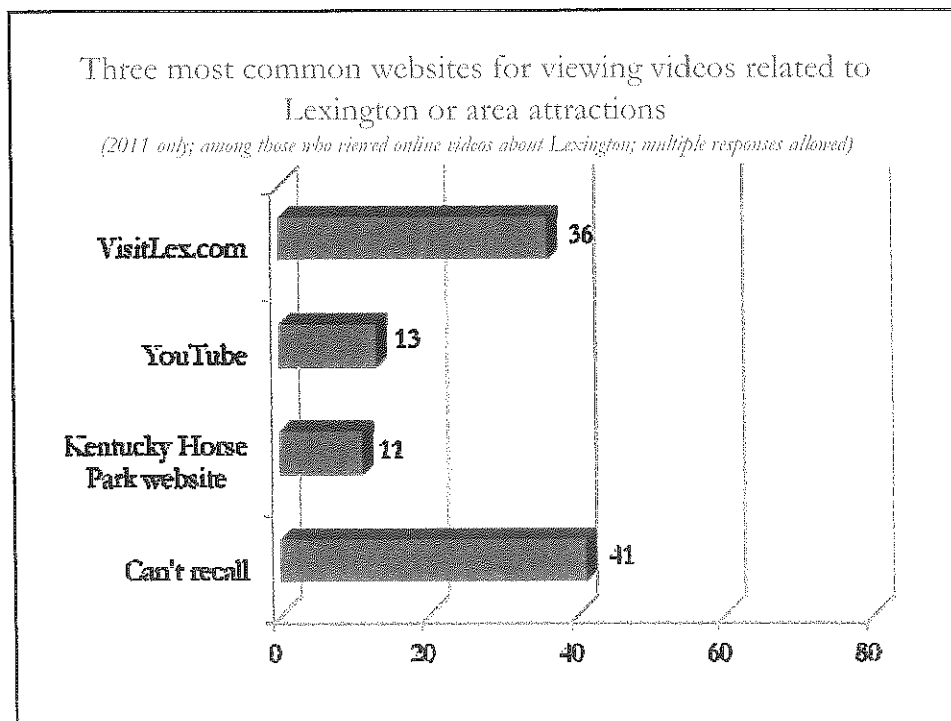
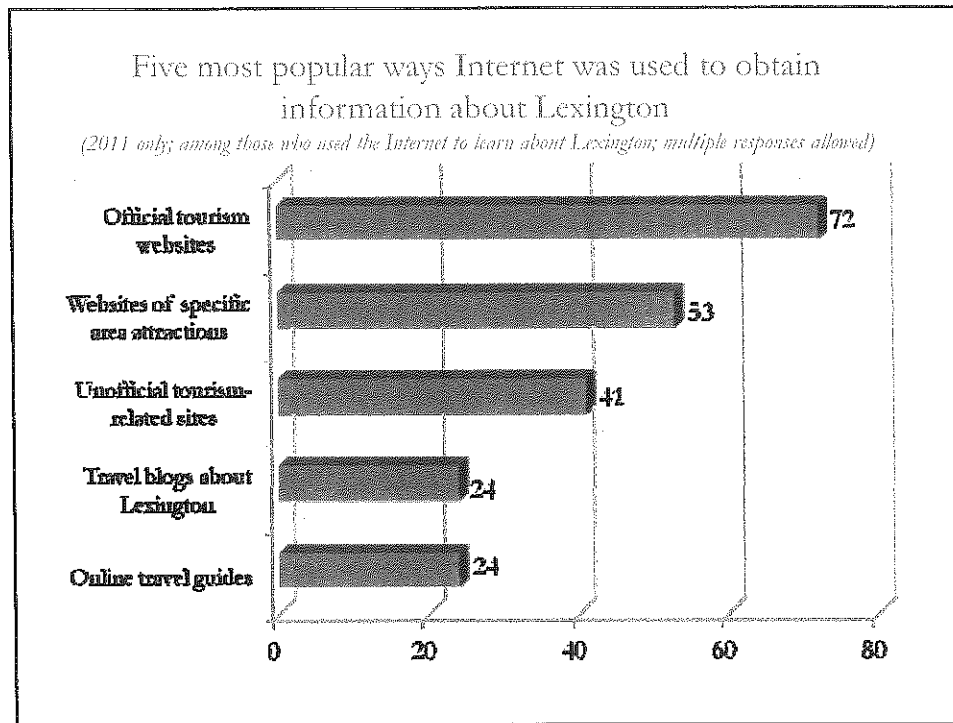
January 17, 2012

Preston-Osborne
Marketing Communications & Research

Methodology

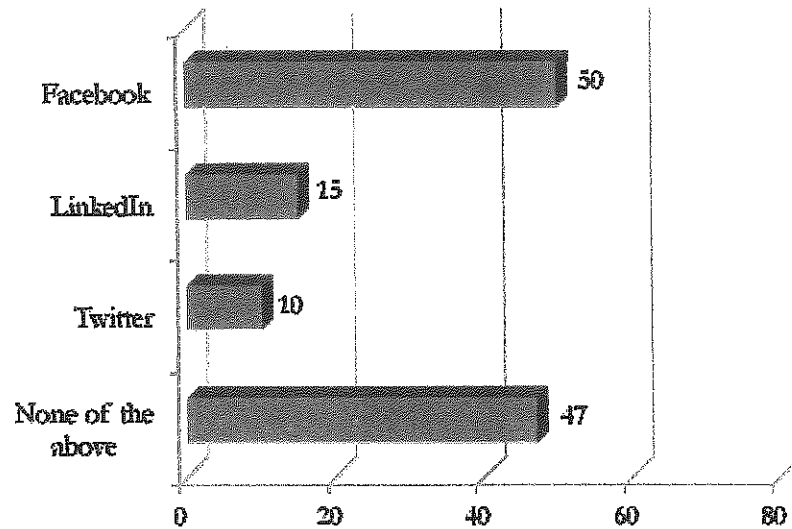
- Data collected September 7-27, 2011
- Similar to study conducted in 2008
- Sample pulled from LCVB's inquiry database
(inquiries between June 1, 2010 through May 31, 2011)
 - Phone inquiries (51 interviews)
 - Internet inquiries (100 interviews)
 - Direct mail inquiries (350 interviews)
- Final dataset weighted to reflect actual inquiry percentages
- Margin of error for all 501 surveys is +/-4.38 percentage points at the 95% confidence level





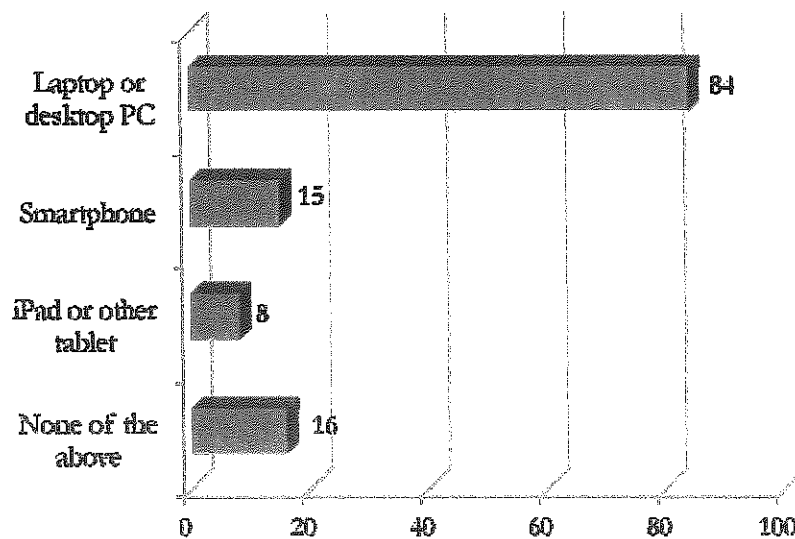
Online networking membership penetration rates

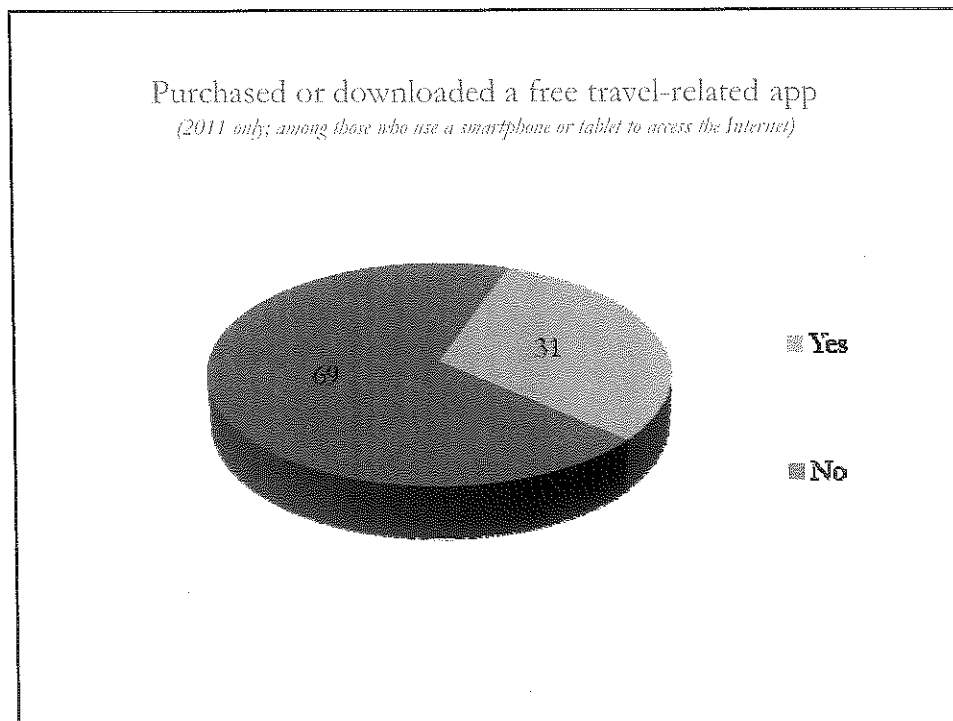
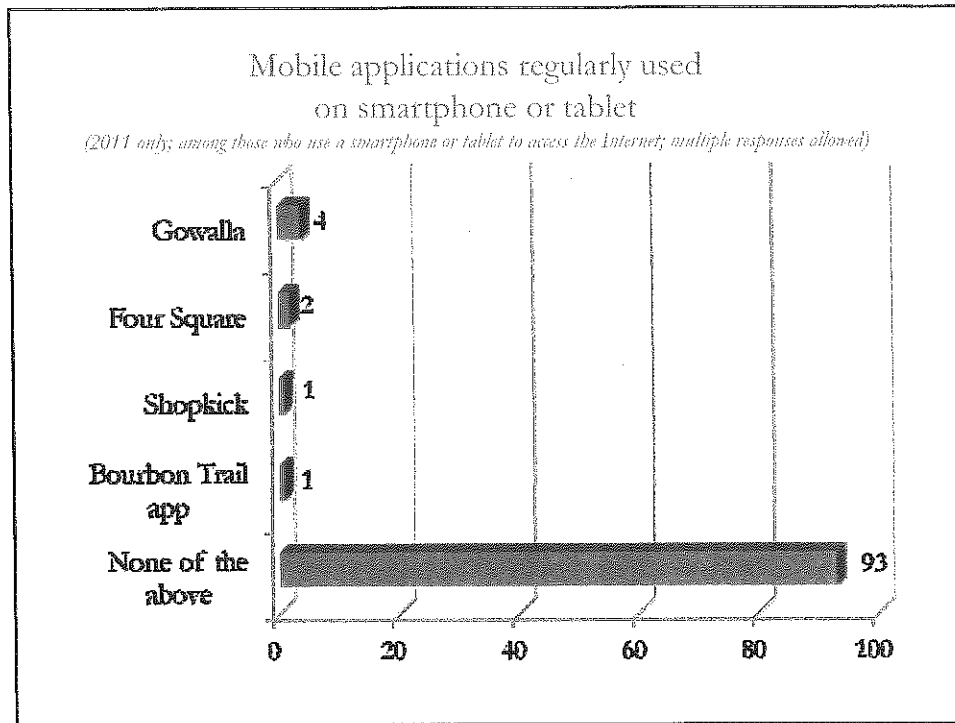
(2011 only; multiple responses allowed; excludes those who refused to answer question)

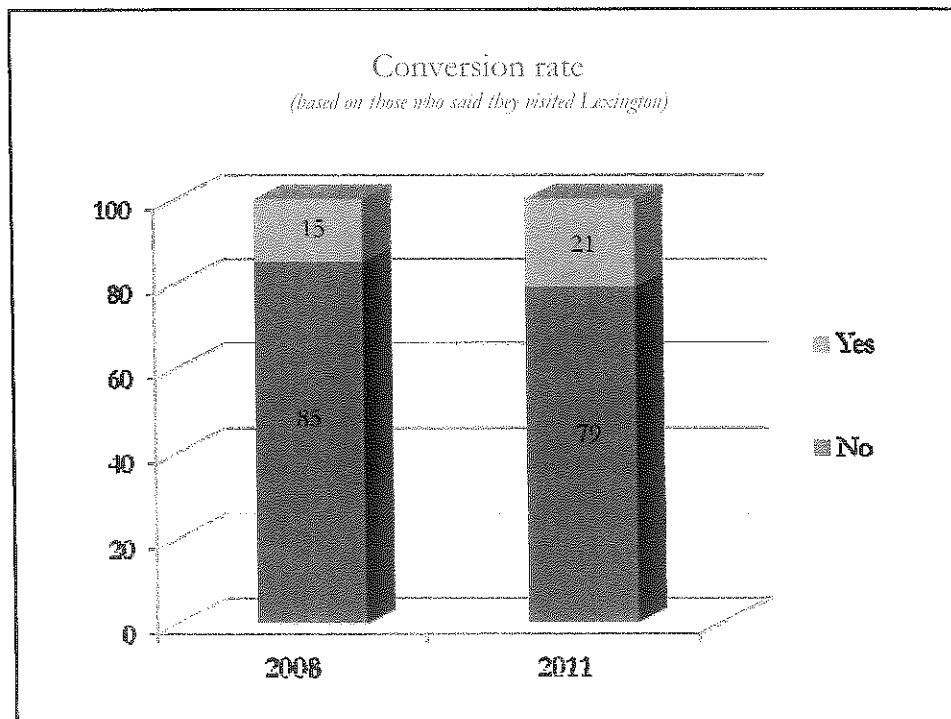
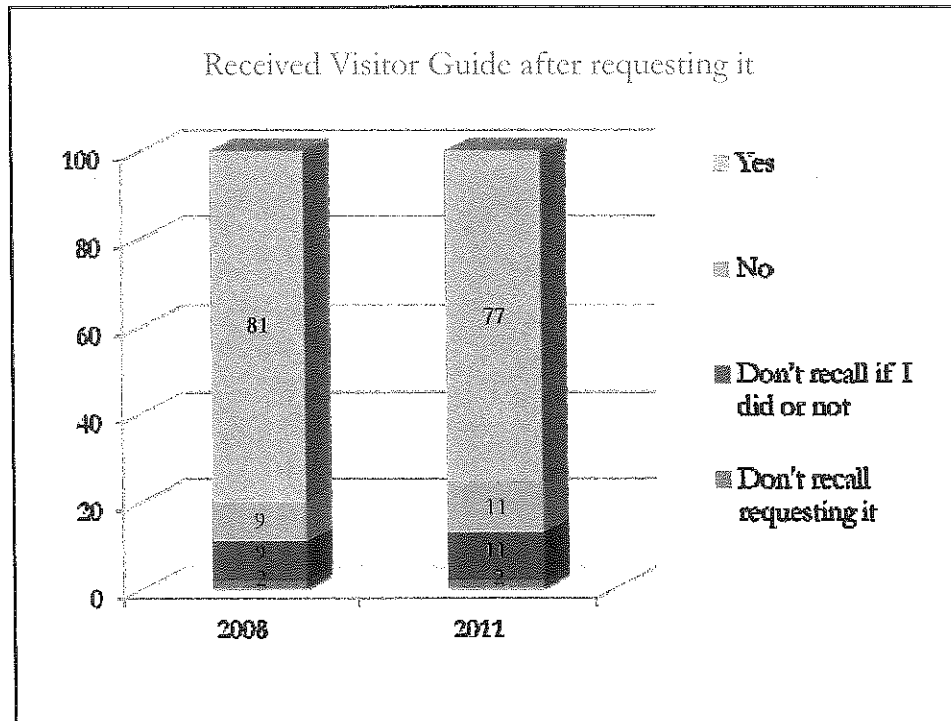


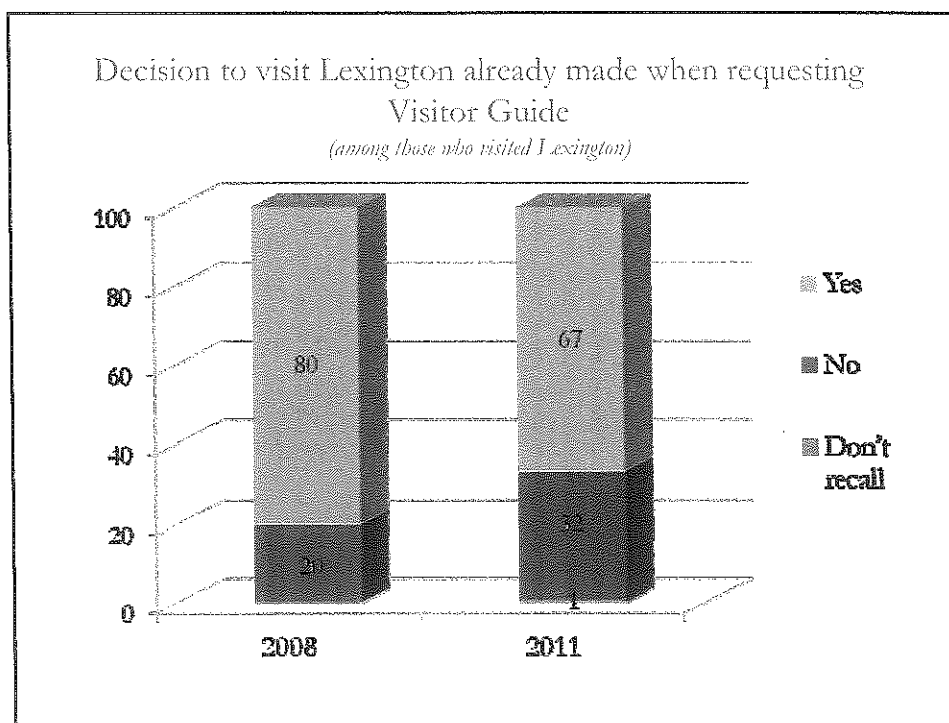
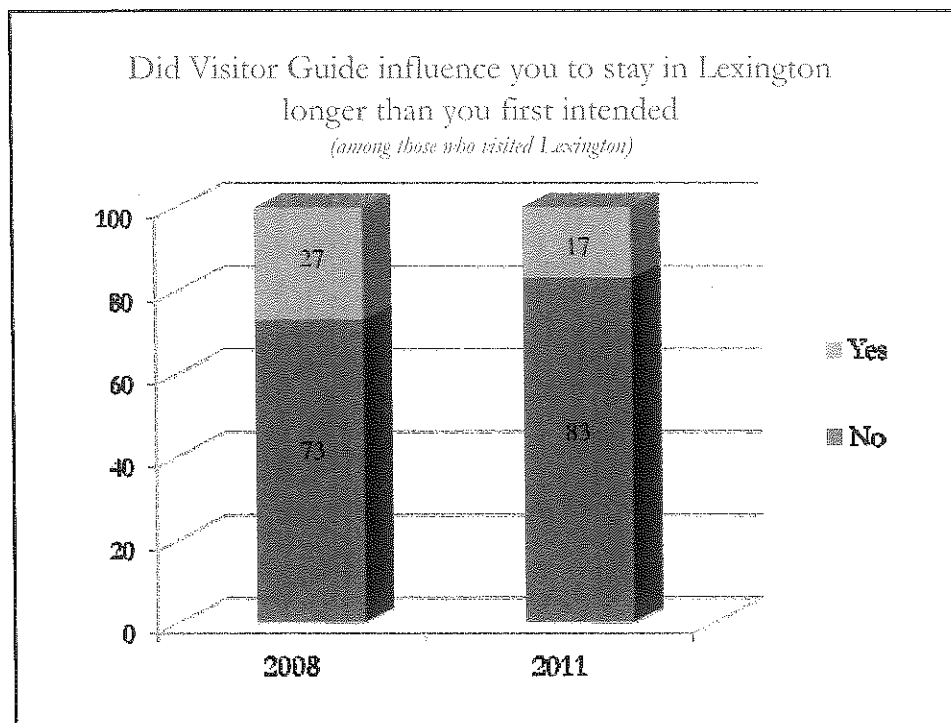
Devices used to access the Internet

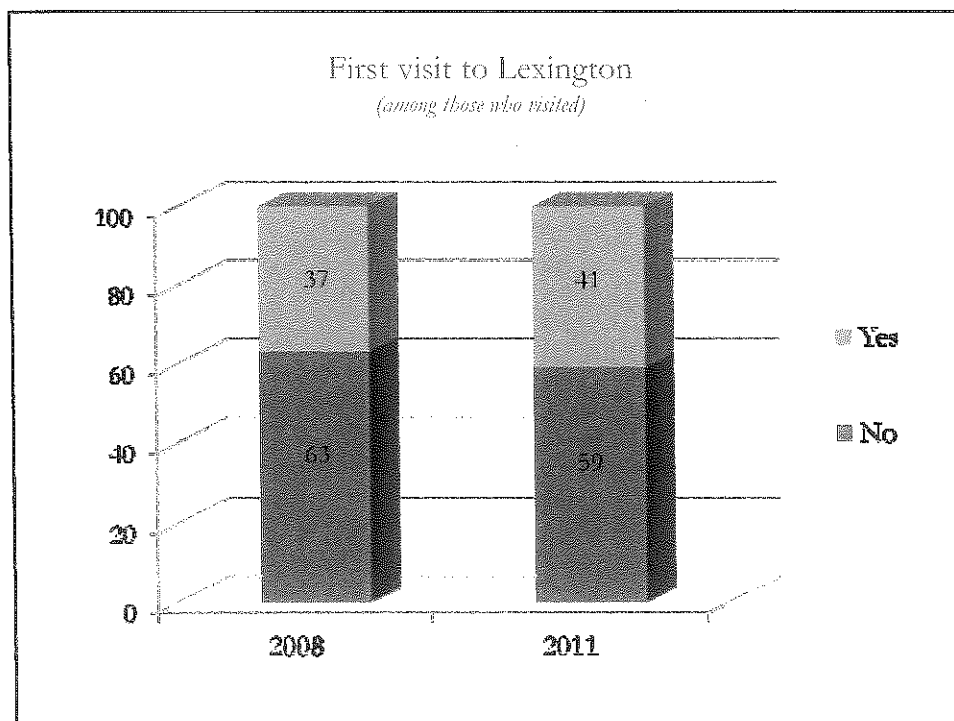
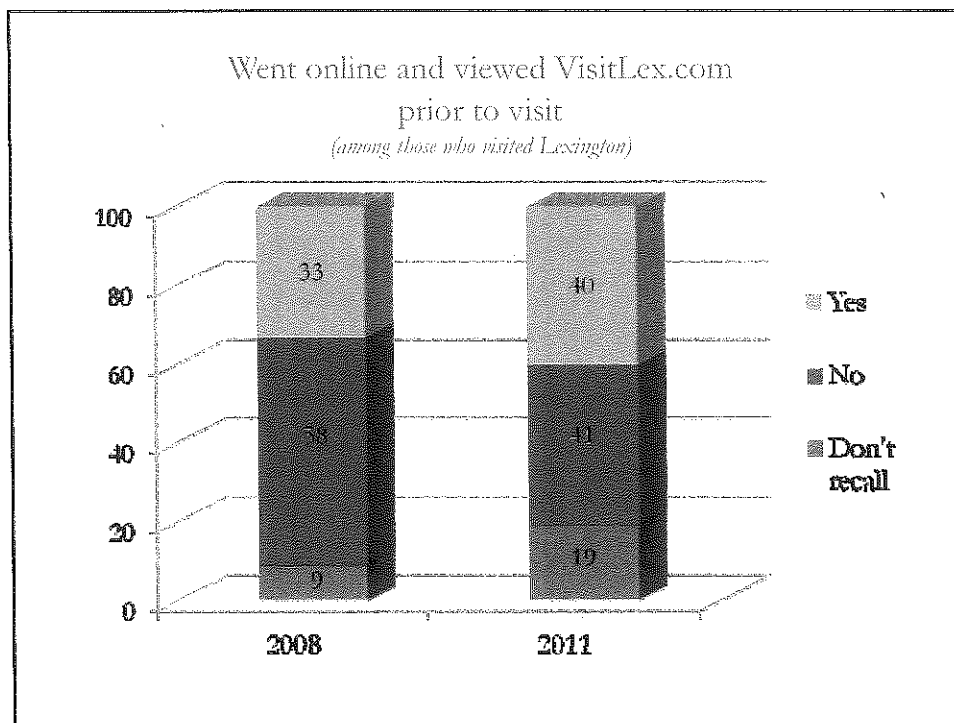
(2011 only; multiple responses allowed; excludes those who refused to answer question)

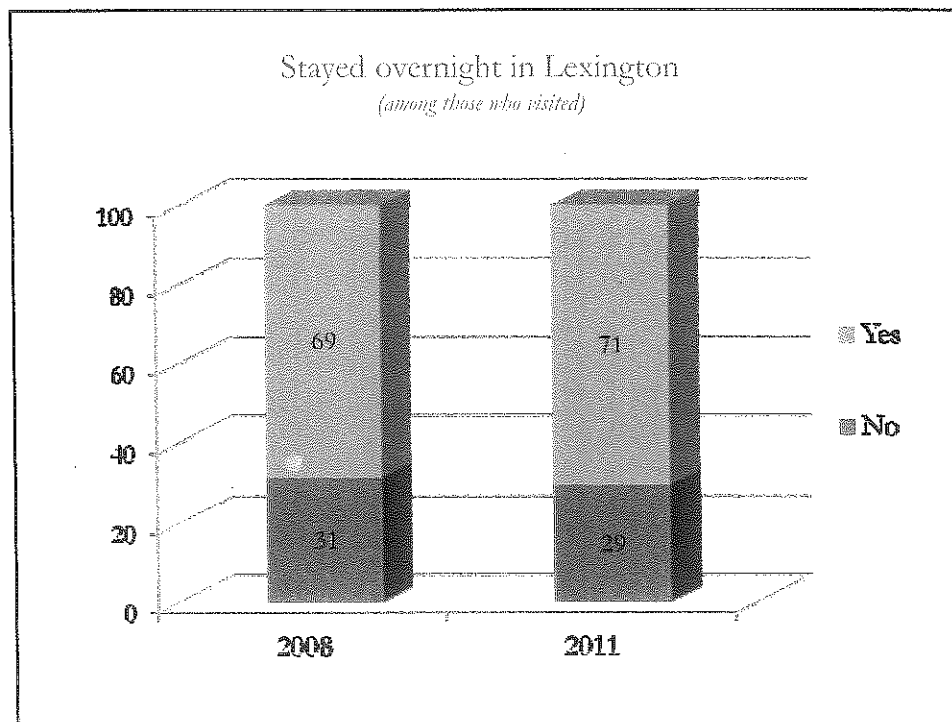
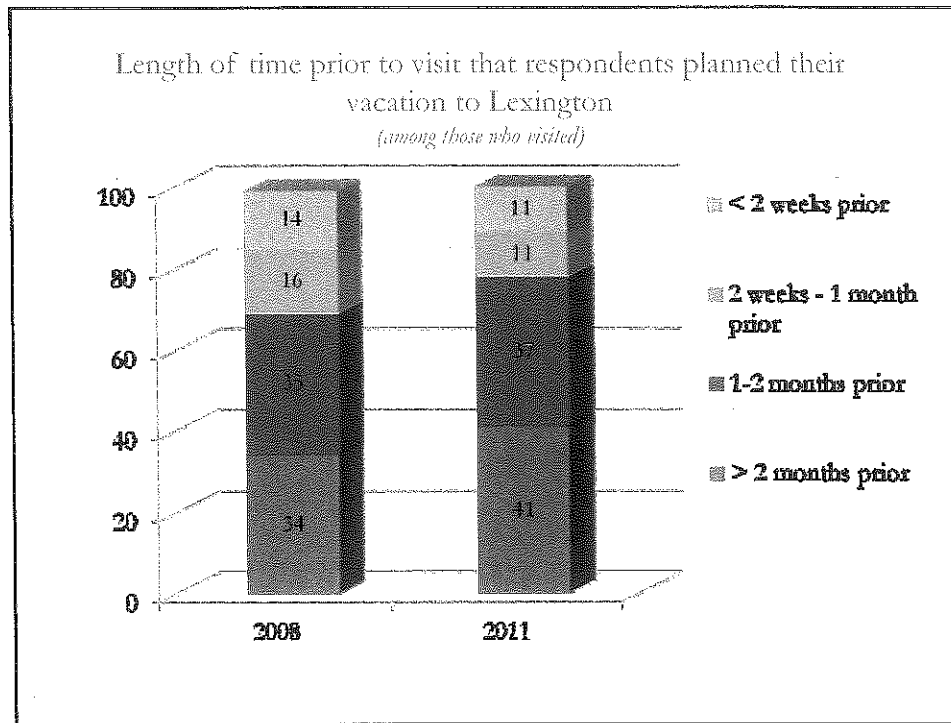


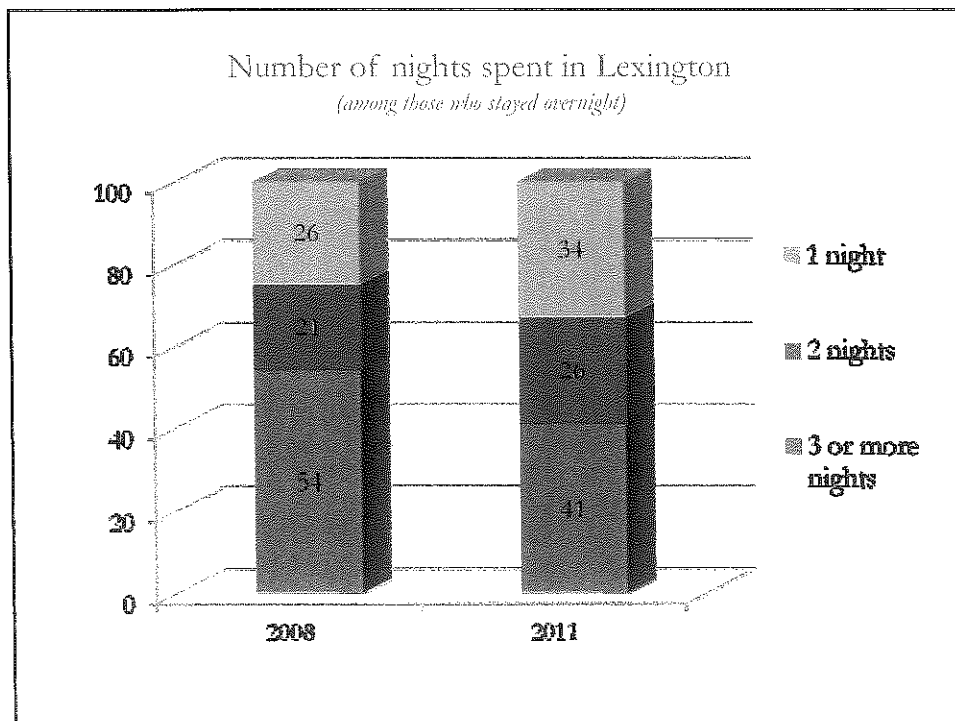
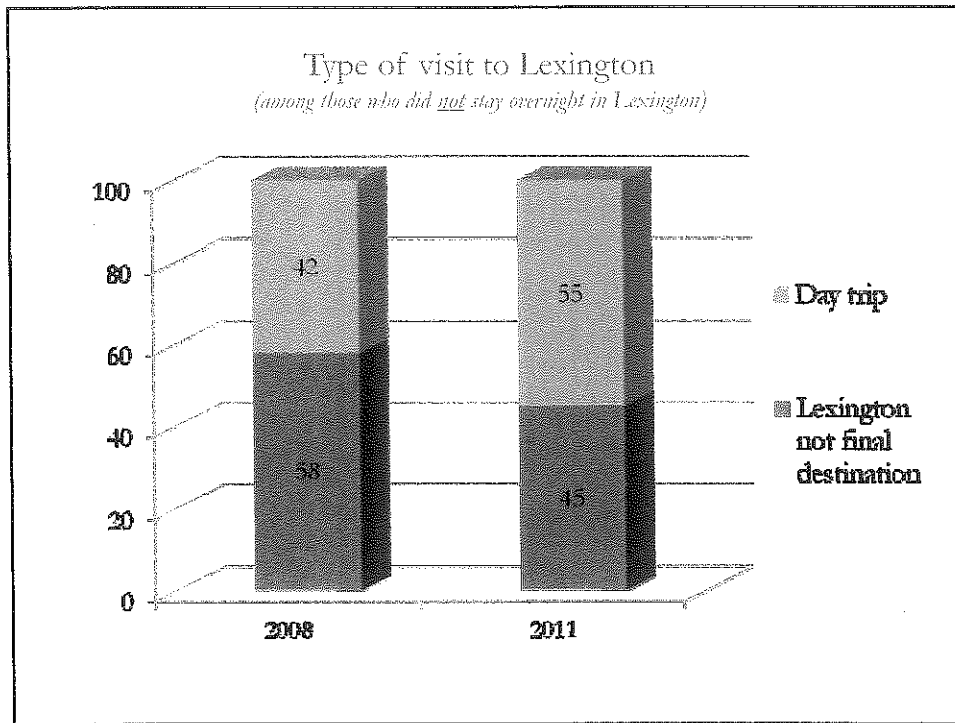




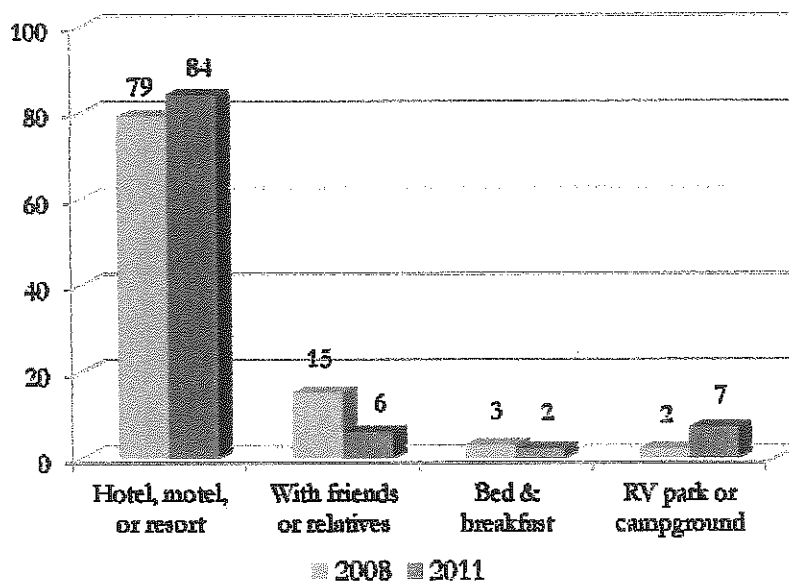




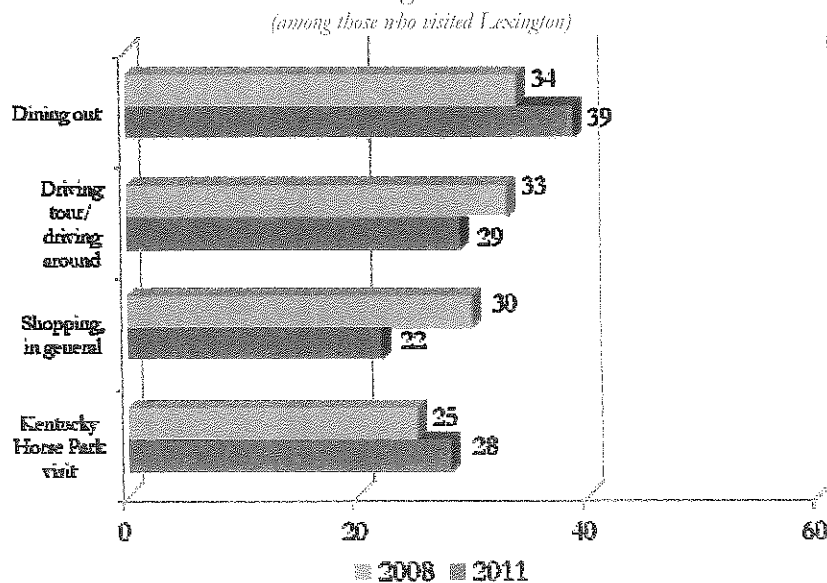




Top 4 places respondents stayed while visiting Lexington
(among those who stayed overnight)



Four most popular activities during respondents' last visit to the Lexington area
(among those who visited Lexington)



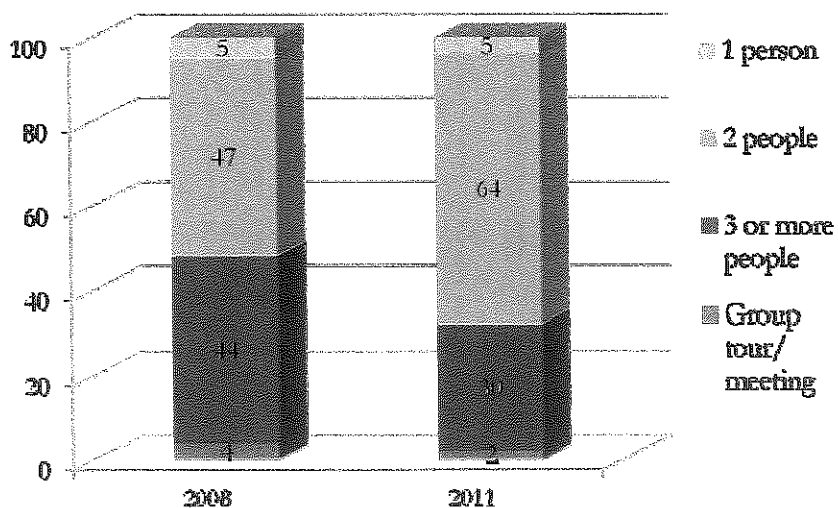
Primary activities during last visit to Lexington area

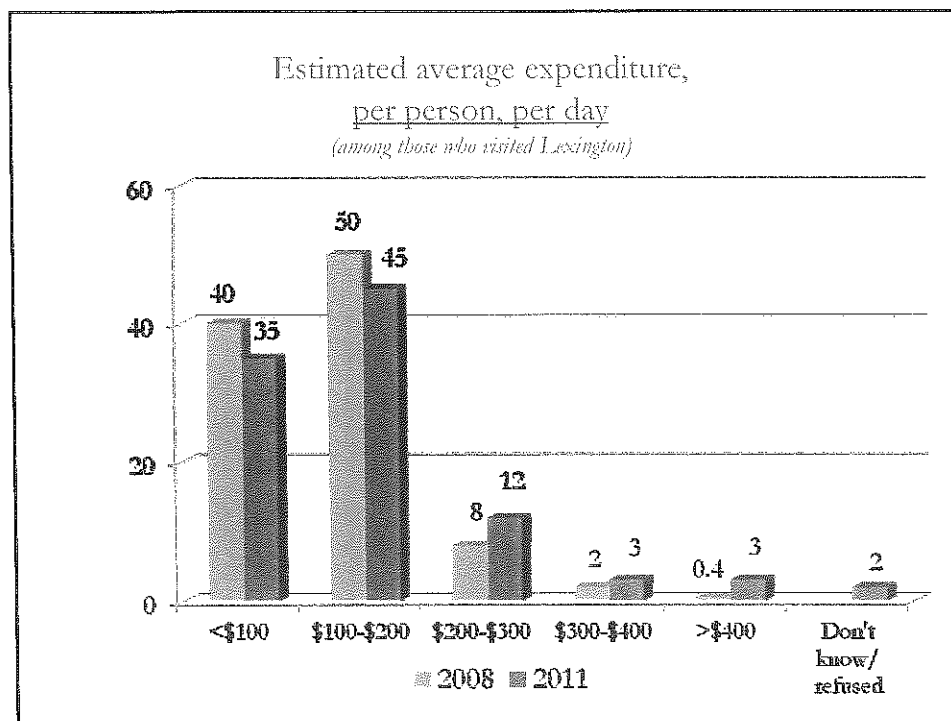
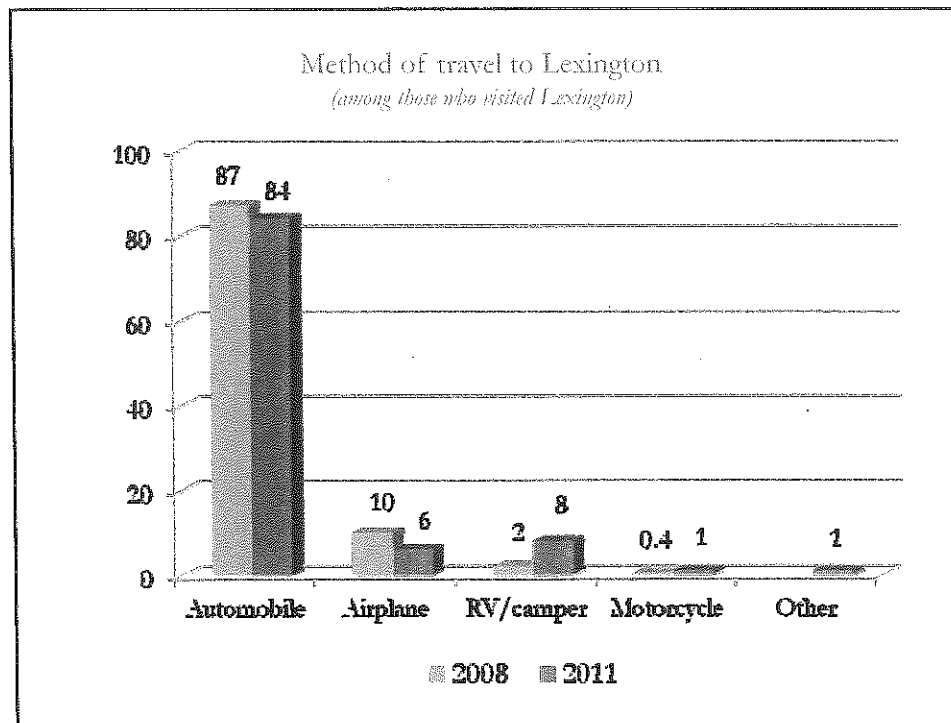
(multiple responses allowed; table includes responses mentioned by at least 5 percent of 2011 respondents)

Activity	2011	2008
Dining out	39%	34%
Driving tour/driving around	29	33
Kentucky Horse Park visit	28	25
Shopping, in general	22	30
Horse farm tour	20	12
Bourbon distillery tour	17	6
Visiting family/friends	15	15
Visiting downtown Lexington	15	14
Horse racing/Keeneland	13	15
Visiting historic sites/museums	9	8
Attend sporting event	7	3
Attend festival/event	5	0

Number of people in party when respondents last visited Lexington

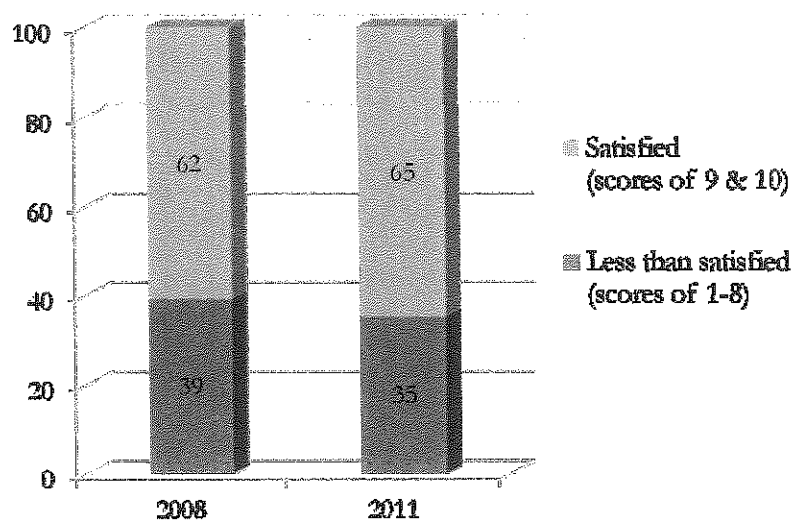
(among those who visited)





Overall satisfaction with trip to Lexington

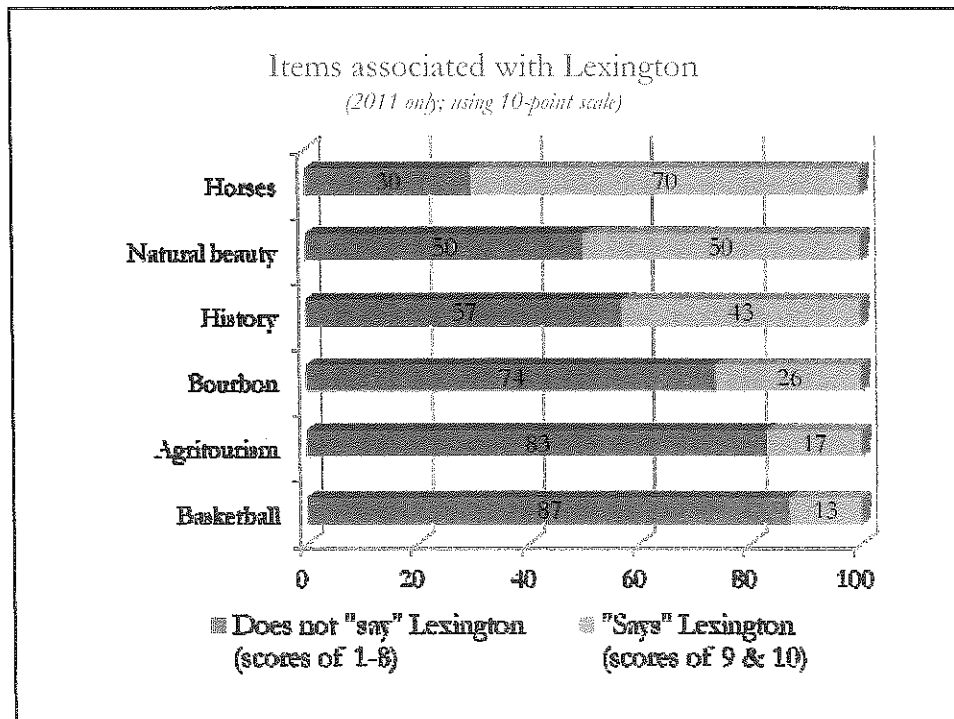
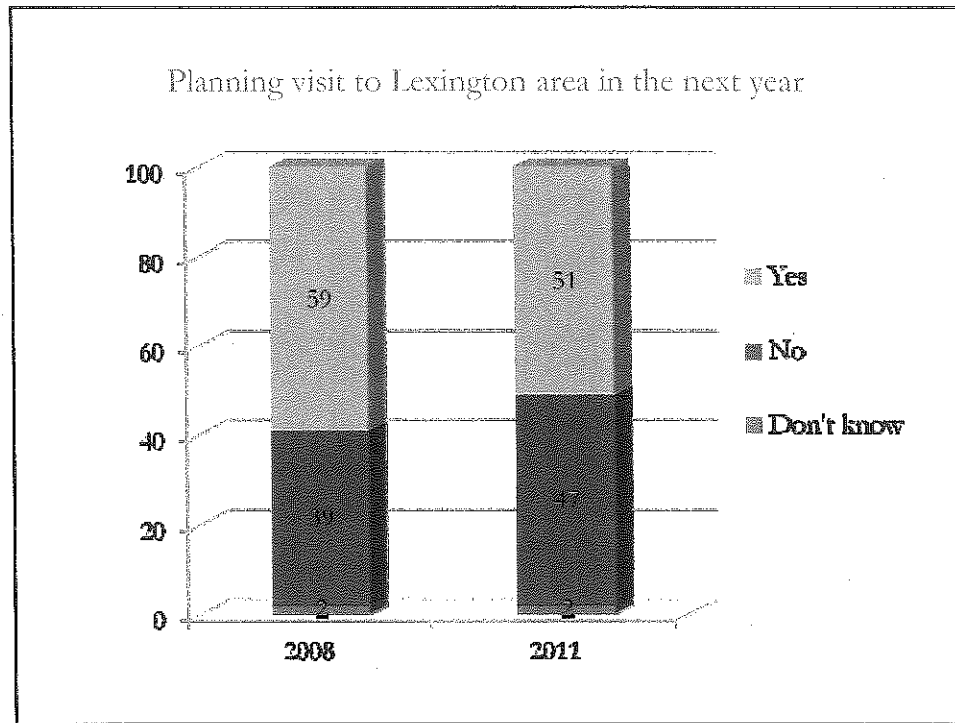
(among those who visited; using 10-point scale)



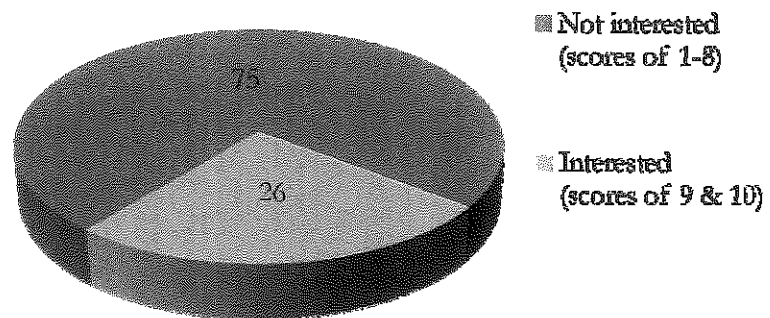
Reasons why people didn't visit Lexington

(multiple responses allowed; table includes responses mentioned by at least 3 percent of non-visitors)

Reason	2011
Vacation postponed	23%
Decided to vacation elsewhere	19
Health reasons	14
Economic reasons/gas prices/room prices	13
Haven't planned trip yet	9
Time constraints	6
Trip scheduled, but hasn't taken place yet	4
Still plan to come, but don't know when	3



Interest in travel-related activities
related to the bourbon industry
(2011 only; using 10-point scale)



Questions?

Preston-Osborne
Marketing Communications & Research