

QUESTIONS

What is the Open Space ZOTA?

The Open Space Zoning Ordinance Text Amendment (ZOTA) is a proposed regulation change to ensure intentionally designed and equitably distributed open space and greenspace in new development projects. This supports the City's goal of making sure everyone has access to community-focused open space within a 10-minute walk.

What's wrong with the current regulations?

Lexington's outdated open space regulations have not been updated since the 1960s. Though most developments require a certain percentage of land for open space, currently:

- There are no standards in place that make this land accessible or usable for people.
- There are no incentives for providing environmentally sustainable landscaping.
- There are no requirements for community-focused open space in single-family neighborhoods.
- Commercial and industrial zones have little to no requirements for open space and greenspace to offset the impacts of the built environment.

What will the proposed regulations require?

The proposed regulations require small-scale, developer-provided and maintained open spaces during new development. There are requirements to make sure common open spaces are safe, visible, and usable by people—not the patch of lawn behind the dumpster or inaccessible greenspace behind a row of houses. The ZOTA also includes requirements for vegetated areas, with developer incentives for innovative green infrastructure, like green roofs and rain gardens.

What are benefits of the Open Space ZOTA?

- Establishes standards for open spaces to ensure they are safe, walkable, accessible, and usable.
- Increases the quality and purpose of our greenspaces by defining areas meant for people and areas meant for habitat and environmental sustainability.
- Maximizes use of land in the Urban Service Boundary by focusing on open space quality over quantity.
- Encourages mitigation of stormwater and heat island effect through incentives for green infrastructure.

READ THE FULL PROPOSAL

imaginelexington.com/ZOTA_open-space



Open Space ZOTA unanimously passed by Planning Commission on 11/17/2022

The ZOTA was unanimously approved by the Planning Commission with no opposition and broad community support. This comes after two plus years of community and stakeholder outreach and over 20 meetings with stakeholders and focus groups representing neighborhoods, park and greenspace advocates, environmental groups, design and engineering professionals, developers, and home builders.

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