

# CHAPTER V – Land Use Plan

This portion of the Woodford County Comprehensive Plan is split into 3 sections. The first section, Existing Conditions, examines the current (at the time of the drafting of the plan) state of land use and zoning in Woodford County. This inventory provides the basis upon which to project conditions into the future particularly as relates to land use demand by specific category of land use. Those projections are contained in the second section of this chapter entitled Projections/Assumptions. The third section of this chapter entitled Recommended Land Use Patterns/Densities provides recommendations concerning the desired future of the community as relates to land use patterns, densities and efforts to achieve that desired future. These recommendations are based on the information contained in the prior two sections of this chapter as well as that contained in other chapters of this plan. As always the recommendations contained in this chapter are made with the idea of achieving the goals and objections of this comprehensive plan.

## **A. EXISTING CONDITIONS**

This portion of the Comprehensive Plan Update provides the background analysis and plans for the Land Use and Community Facilities and Services elements of the Comprehensive Plan Update, all required elements per KRS 100. The background chapters examine how land uses in the community have changed since the original Land Use Plan dating back to 1969. Also examined are the changes related to population, employment and other factors such as the availability of essential public services. Traditional comprehensive planning methods utilize this information to develop “land use forecasts” that are useful in estimating requirements for everything from potable water service to the size of urban growth areas.

The 2017 data differs slightly from the 2002 and 2011 data due to minor updates in the GIS database over time. The 2017 and 2002 Data include street/road right-of-way area. Each land use is based on a visual “snapshot” of how the land is being used at the time the land use assessment is made. The 2017 data found in Table 55 matches Figures 17, 19 and 21 in Appendix A.

## LAND USE- 2002, 2011, and 2017

**Table 53**  
**Summary of Existing Land Use**  
**Versailles and Midway USB Areas and Non-Urban Woodford County, 2002**

Land Use <u>Category</u>	Area in Acres			
	<u>Versailles USB</u>	<u>Midway USB</u>	<u>County*</u>	<u>Total</u>
Residential	1,385.70	195.5	3,081.10	4,662.30
Multi family Residential	124.9	5.6	0	130.5
Mobile Home	7.1	0.8	12.8	20.7
Commercial	126.4	11.7	32.3	170.4
Public and Semi-Public	314.5	60.7	995.9	1,371.10
Industrial	410.8	5.9	185.3	602
Institutional	149.8	86.5	214.6	450.9
Professional	25.6	0	9	34.6
Agriculture	1,754.90	162.5	72,917.00	74,834.40
Agriculture Preserve	24.9	0	35,551.40	35,576.30
<u>Vacant</u>	<u>235.7</u>	<u>190.9</u>	<u>404.5</u>	<u>831.1</u>
Sub - Total	4,560.30	720.1	113,403.90	118,684.30
Streets and ROW	<u>568.6</u>	<u>137.4</u>	<u>18</u>	<u>724</u>
<b>Total USB Area</b>	<b>5,128.90</b>	<b>857.5</b>	<b>113,421.90</b>	<b>119,408.30</b>

\*Excludes land within the Versailles and Midway USB's.

Source: Versailles-Midway-Woodford County Planning Commission, Geographic Information System, 2002

**Table 54**  
**Summary of Existing Land Use**  
**Versailles and Midway USB Areas and Non-Urban Woodford County, 2011**

Land Use <u>Category</u>	Area in Acres			
	<u>Versailles USB</u>	<u>Midway USB</u>	<u>County*</u>	<u>Total</u>
Residential	1,531.31	197.09	4,813.07	6,541.47
Multi family Residential	177.77	4.83	0	182.6
Mobile Home	11.3	0	12.42	23.72
Commercial	118.54	11.54	57.66	187.74
Public and Semi-Public	419.56	197.09	1,180.65	1,797.30
Industrial	384.6	10.72	297.84	693.16
Institutional	116.37	20.86	58.48	195.71
Professional	48.67	2.13	43.04	93.84
Agriculture	1,407.22	148.43	70,691.22	72,246.87
Agriculture Preserve	25.47	9.96	35,384.49	35,420.42
<u>Vacant</u>	<u>221.17</u>	<u>152.22</u>	<u>933.68</u>	<u>1,307.07</u>
<b>Total</b>	<b>4,461.98</b>	<b>754.86</b>	<b>113,472.55</b>	<b>118,689.39</b>

\*Excludes land within the Versailles and Midway USB's.

Source: Versailles-Midway-Woodford County Planning Commission, Geographic Information System, March 31, 2011.

**Table 55 -  
Summary of Existing Land Use  
Versailles and Midway USB Areas and Non-Urban Woodford County, 2017**

Land Use Category	Area in Acres			Total
	Versailles USB	Midway USB	County*	
Residential	1,671.66	196.77	4,948.97	6,817.40
Multi-family Residential	182.38	35.74	0	218.12
Mobile Home	11.29	0	12.42	23.71
Commercial	129.05	14.10	57.66	200.81
Public and Semi-Public	390.34	169.17	1,256.90	1,816.41
Industrial	521.33	85.66	462.97	1,069.95
Institutional	113.26	20.86	58.48	192.60
Professional	48.39	2.21	43.38	93.98
Agriculture**	1,716.77	135.20	105,546.93	107,398.91
<u>Vacant</u>	<u>87.50</u>	<u>99.24</u>	<u>819.35</u>	<u>1,005.88</u>
<b>Sub Total</b>	<b>4,871.96</b>	<b>758.74</b>	<b>113,207.06</b>	<b>118,837.76</b>
<u>Streets and ROW</u>	<u>675.51</u>	<u>163.25</u>	<u>3,224.96</u>	<u>4,063.45</u>
<b>Total</b>	<b>5,547.47</b>	<b>921.99</b>	<b>116,432.02</b>	<b>122,901.21</b>

\*Excludes land within the Versailles and Midway USB's. See Figures 17, 19 & 21 in Appendix A.

Source: Versailles-Midway-Woodford County Planning Commission, Geographic Information System, October 10, 2017.

\*\*This number is significantly higher because "Agriculture Preserve" was added to Agriculture.

## B. PROJECTIONS-ASSUMPTIONS

This section of the land use plan examines the future of the community. Projections of conditions in the future and assumptions related to those conditions are provided in order to better plan for a future that is likely to occur. In some instances, trends are identified that may not be desirable. Those, as well as desirable trends, are addressed in the next section of the chapter where desired land use patterns and related policies are presented. In this section, some important topics, such as the urban services boundaries in the community, are addressed separately.

### Urban Services Boundary Areas

The 2005 Comprehensive Plan Update included an extensive review of the "Application of Urban Services or Growth Boundaries" for prior comprehensive plans in Woodford County. This review included a historic and national perspective as well as Woodford County's experience with them. Clearly there have been some adjustments to the urban service boundary since its original adoption. According to the 1997 plan update, in 1994 the goals and objectives were readopted, affirming the commitment to containing urban development as reflected in the *1989 Comprehensive Plan*. It was, however, reconfigured, and expanded only to the extent of recognizing land annexed to Midway. In 2011 the USB was not expanded or shifted at all for Midway. Since then the Midway USB has been amended on the north to add 43 acres in conjunction with annexation and rezoning adjacent to Midway Station. The Versailles USB was slightly expanded in 2011 along US 60 west of Bluegrass Parkway. Since 2011 the Versailles USB has been expanded. In 2013 the property on the north side of Versailles on Big Sink Pike, now More Than A Bakery, consisting of 91 acres was brought in as a Workplace District. In 2016, 337 acres on the north side of US 60, known as Edgewood Farm, was included

with 119 acres of Workplace District, 163 Acres of Contemporary Neighborhood District and 65 acres for Commercial Center District.

The 2016 objectives related to the USB in this Comprehensive Plan Update include the following:

- Encourage future residential growth to be located within the Urban Service Boundary and small communities while discouraging residential subdivision growth that is scattered outside the Urban Service Boundary.
- Promote an adequate level of public services and facilities through the continued use of the Urban Service/Growth Area concept.
- Discourage residential development along existing county roads by maintaining the road frontage requirement for new land divisions outside the Urban Services Area and the small community districts.
- Manage the location of the Urban Service Boundaries to meet the needs of, and consider the impact on, the community as a whole.
- Preserve the compact urban forms of Versailles and Midway.
- Develop recommended standards specific to the Urban Service/Growth Areas and Rural Service Area for limiting light, noise, and or odor pollution.
- Provide an opportunity for more compact residential development, including townhouses and condominiums, apartment buildings, as well as commercial centers and work places, inside the under developed Urban Service Area.
- Preserve the integrity of the area zoned agricultural in the county by requiring that residential, commercial and industrial development shall only occur in areas appropriately zoned or designated by the Comprehensive Plan.

### **Methodology for Land Use Forecasts – 2030 and 2040**

Land use forecasting involves estimating the amount of land that would be necessary to accommodate demand for a specific type of land use over a given timeframe. Such forecasts are essential to determining public service requirements and estimating future traffic demands, as well as evaluating the size and composition of urban services/growth areas and zoning districts. For example, an industrial land use forecast could reveal that too little land is zoned for industrial purposes to satisfy projected demand.

The 2017 Plan Update has been prepared utilizing 2030 and 2040 as planning horizons, particularly for forecasting and plan implementation purposes. The methodology used to estimate future land uses is based on data presented in this section of this plan. That section includes past and present estimates of population, housing and employment. These estimates are derived from a variety of sources including the Kentucky State Data Center, U.S. Census, American Community Survey, Local GIS and past Comprehensive Plans.

There are several types of methodologies available that would produce land use forecasts, and the one chosen for Woodford County is best suited to its growth rate, size of population, location within the Bluegrass Region and Urban Service Area policy. This methodology has been used in prior Plan Updates and involves forecasting based on projecting forward the current relationships between population, housing, employment and land use. For example, industrial land use forecasts are based on the amount of existing acreage devoted to the use divided by the current population. This yields a land use factor of acres per thousand residents that is applied to future population forecasts to

determine the future number of acres of industrial use. This methodology works best for communities with populations of less than 100,000 that are located on the periphery of regions with a large central city and whose population growth rates are relatively steady but less than two percent per year.

### **Residential Land Use Projection Factors**

The residential land use projection factor (dwelling units per acre) addresses lands devoted to residential dwelling units, which includes detached, attached and multi-family dwelling units and mobile homes occupied by a single family. The residential land use projection factor is calculated by dividing the total number of existing dwelling units by the number of acres used to accommodate those units. The number of housing units\* is based on local GIS data since the numbers are for the Urban Service Boundaries and Census Data is based on City Limits. The factor for the Midway USB is 2.94 based on the existing housing units in 2017 (683) divided by the existing acreage (232.51). The factor for the Versailles USB is 3.66 based on the number of housing units existing in 2017 (6,819) divided by the existing acreage (1,865.33). Although recent subdivisions approved and constructed in the USB's have generally been below these units per acre density factor on a gross basis, it is expected that future subdivisions will be planned with more efficient use of site area resulting in higher gross density. This factor is used to determine future land use acreage required to accommodate number of dwelling units projected for the future.

### **Commercial Land Use Projection Factors**

The commercial land use category encompasses "Commercial, Office and Institutional" Land Uses with traditional retail shopping, specialty retail, restaurants, banks and financial institutions, professional and general office. Land use factors for this type of use can be generally related to the size and type of market that is subject to forecasts. Versailles and its' USB is a more mature commercial market with a larger population and has historically provided most commercial shopping opportunities for Woodford County residents.

A ratio of land being used for commercial, office and institutional relative to the existing population will be used for forecasting. For Versailles USB a ratio of 0.019 exists and is based on 290.69 acres of land divided by 15,464 people. For Midway a ratio of 0.022 will be used and is based on 37.17 acres being used by 1,716 people. These figures can now be used to generate acres demanded for such uses based on projected population growth over the time period in question.

A commercial land use factor for the Rural Service Area (RSA) of Woodford County has not been considered because such uses would generally not be permitted under current land use policy and zoning regulations. There are some small, scattered commercially used and /or zoned sites throughout the RSA that could be developed in the future, particularly in and nearby the Small Communities of Mortonsville, Millville and Nonesuch. However, this potential would be fairly small compared to the potential of the USB areas and would not substantially impact overall supply/demand figures.

\*Number of units is based on GIS address points within the USB. This number is slightly low due to the multi-family apartment buildings having one address point instead of one for each unit.

### **Industrial Land Use Projection Factors**

Industrial land use factors are more difficult to determine without the aid of specific market analyses. Demand for these land uses is more often associated with regional economic factors, and is less prone to local influence – at the scale of market represented in Woodford County. Also, it is more likely that the local industrial/office market will be affected by individual corporate decisions involving relocation of operations or expansions of operations to serve a specific market.

In this plan, forecasts for industrial land uses are calculated with the same methodology as commercial, office, institutional: a ratio of the amount of land currently being used for industry divided by the current population. For Versailles a ratio of 0.034 will be used, based on the fact that 521.33 acres are being used by 15,464 people. For Midway 85.66 acres are being used with a population of 1,716 people yielding a ratio of 0.050. A land use factor for industrial uses was also not considered for the RSA since land use policy and zoning regulations do not permit such development outside of the USB.

### **Can the Versailles and Midway USB Areas Accommodate Future Growth?**

The purpose of this section is to provide information concerning the capability of the current Versailles and Midway USB Areas to accommodate projected population growth and land uses through the years 2030 and 2040. Essentially, projected demand is compared to the supply of available acres. This task of the Plan Update is critical to maintaining an effective growth policy for the community.

In prior sections of this plan, population projections have been provided for the community. In this section land use projection factors (acres per person) have been calculated for the various land use categories. Now these various figures can be used in conjunction with one another to project acreage demanded by each category. That demand can be compared to the supply of land available (using in part the susceptibility of change analysis) to determine if supply will accommodate the demand times the “market factor” discussed herein. This analysis is performed for the Versailles and Midway urban service boundary areas, the areas where growth is encouraged and desired as a matter of policy.

The population and household projections utilized for this exercise were taken from Chapter II, Section C & D of this Plan Update, and the land use factors were derived from the previous analysis of existing land use for Versailles and Midway. An alternative series of projections for 2030 and 2040 have been developed for each USB area and the results are depicted on the following pages.

### **Versailles Urban Service Boundary Area**

Tables 56 and 57 depict two series of projections of land needed to provide the residential, commercial and industrial land uses necessary to support population growth within the current Versailles USB Area for 2030 and 2040. The following points should be considered when reviewing this data.

- The formulas used in calculating future needs for land use are shown in the left column of the table.
- Population Projections were used as prepared by the Kentucky State Data Center, April 2017.
- The current proportion of single-family housing within the Versailles Urban Service Boundary is 34%. Multi-family housing is 3.7%. Mobile Homes is 0.2%. (Net Areas)

- The 1.25 Market Factor Projections for 2030 and 2040 describe the amount of land needed assuming population forecasts from State Data Center and a market rate factor of 1.25 or 125 percent. A market factor is the term used to describe a condition of providing additional housing opportunities to ensure that all people have a range of choices in housing types, locations, and density within the Urban Service Area. A high vacancy rate is also possible when a high market factor is used.
- The 2.0 Market Factor Projections for 2030 and 2040 describe the amount of land needed if a market factor of 2.0 is used. This market factor means that the forecast need for *additional* acreage, based on population growth, is doubled. A market factor is the term used to describe a condition of providing additional housing opportunities to ensure that all people have a range of choices in housing types, locations, and density within the Urban Service Area. A high vacancy rate is also possible when a high market factor is used.
- A high vacancy rate will have implications for the provision of infrastructure. For example, water and sewer systems will be sized for the amount of residential development, much of which may be vacant until additional growth occurs. The systems would be larger than necessary for some period of time.
- The two spreadsheets represent the implications of land use projections and alternative market rate factors for each forecast period, 2030 and 2040. All forecasts show that by 2040 land is still available within the Versailles Urban Service Area.
- All projections are based on a continuation of existing proportions of single- and multi-family housing, and on a continuation of existing densities. If future development is at higher densities, the surplus will be greater.
- There are potentially an unlimited number of variations on this analysis. However, all logical and reasonable projections show a surplus of land within the Urban Services Boundary Area.
- To use all land within the Versailles Urban Service Area for development would result in a significant increase in current population, far in excess of the forecasts for growth that have been developed for this USA.

**Table 56**  
**Versailles Urban Service Boundary Area**  
**1.25 and 2.0 Market Factor Projections 2030**

<b>Calculations of Residential Land Needed</b>		<b>Notes</b>		
Versailles USB Population Forecast for the year 2030	1		17,500	
<i>Subtract</i>				
Current population -2015	2		15,464	
<i>Equals</i>				
Change in Population			2,036	
<i>Divided By</i>				
People per household	2		2.25	
<i>Equals</i>				
Number of Dwelling Units to plan for			<b>905</b>	
<i>Divided By</i>				
Existing Density of Dwellings	3		3.66	
<i>Equals</i>				
Additional acreage needed for Residential			247	
<i>Multiplied By</i>				
Market Factor	4	1.25		2
<i>Equals</i>				
<b>Total Additional Acres of Residential Land Needed</b>			<b>309</b>	<b>494</b>
<b>Calculations of Commercial, Office, Institutional Land Needed</b>				
Current acres of land used	5		290.7	
<i>Divided by</i>				
Current population in Versailles USB	1		15,464	
<i>Equals</i>				
Ratio of Commercial, Institutional, & Office			0.019	
<i>Times</i>				
Forecast population for Versailles USB (High Series)	1		17,500	
<i>Equals</i>				
Total Number of Acres Needed			332.5	
<i>Minus</i>				
Current # Acres in Commercial, Institutional and Office	5		290.69	
<i>Equals</i>				
<b>Additional acres needed for Commercial, Institutional &amp; Office</b>			<b>41.81</b>	
<b>Calculations of Industrial Land Needed</b>				
Current acres of land used	5		521.33	
<i>Divided by</i>				
Current population in Versailles USB	1		15,464	
<i>Equals</i>				
Ratio of Industrial Land to Population			0.034	
<i>Times</i>				
Forecast population for Versailles USB (High Series)	1		17,500	
<i>Equals</i>				
Total Number of Acres Needed			595	
<i>Minus</i>				
Current # Acres in Industrial Use	5		521.33	
<i>Equals</i>				
<b>Additional acres needed for Industrial by 2030</b>			<b>73.67</b>	
<b>TOTAL additional acres needed by 2030</b>			<b>424.5</b>	<b>609.5</b>

<b>Comparison of land needs to land available in the Versailles USB by 2030</b>			
Total Number of Net acres in Versailles USB Area	5	4,872.0	
<i>Minus</i>			
Acres of land currently used for all land uses (Less Ag & Vacant)	5	3,067.7	
<i>Minus</i>			
Acres of land withheld or unavailable for Development (10% based from 2005 & 2011 Plans)	6	487.2	
<i>Equals</i>			
Total Land available for Development in 2030		1,317.1	
<i>Minus</i>			
Total Additional Land needed for Growth by 2030 (1.25 & 2.0)	4	424.5	609.5
<i>Equals</i>			
<b>Surplus or deficit of land in Versailles USB Area 2030</b>		<b>892.6</b>	<b>707.6</b>

**Notes:**

1. Versailles USB, Midway USB Population Projections, Kentucky State Data Center, April 2017 (Table 20).
2. Kentucky State Data Center, April 2017 (Table 20).
3. Average unit per acre was calculated by using Woodford County GIS data of number of households in USB's and Kentucky State Data Center, April 2017. Number of House Holds (Table 17) divided by existing acres of land used residentially.
4. Market Factors were Policy Decisions made by the Commission and were same ones used in the 2005 Plan. Calculations assume a market factor of 1.25, or one and a quarter times the forecast need; and a market factor of 2.0, or two times the forecast need.
5. Woodford County GIS Data (Table 55).
6. This number represents land unavailable due to the Susceptibility to Change Analysis, 2005 Comprehensive Plan, Chapter 4, The Use of Woodford Lands & Community Facilities and Services.

**Table 57**  
**Versailles Urban Service Boundary Area**  
**1.25 and 2.0 Market Factor Projections 2040**

<b>Calculations of Residential Land Needed</b>		<b>Notes</b>		
Versailles USB Population Forecast for the year 2040	1		18,990	
<i>Subtract</i>				
Current population	2		15,464	
<i>Equals</i>				
Change in Population			3,526	
<i>Divided By</i>				
People per household	2		2.23	
<i>Equals</i>				
Number of Dwelling Units to plan for			<b>1,581</b>	
<i>Divided By</i>				
Existing Density of Dwellings	3		3.66	
<i>Equals</i>				
Additional acreage needed for Residential			432	
<i>Multiplied By</i>				
Market Factor	4	1.25		2
<i>Equals</i>				
<b>Total Additional Acres of Residential Land Needed by 2040</b>			<b>540</b>	<b>864</b>
<b>Calculations of Commercial, Office, Institutional Land Needed</b>				
Current acres of land used	5		290.7	
<i>Divided by</i>				
Current population in Versailles USB	1		15,464	
<i>Equals</i>				
Ration of Commercial, Institutional, & Office			0.019	
<i>Times</i>				
Forecast population for Versailles USB	1		18,990	
<i>Equals</i>				
Total Number of Acres Needed			360.8	
<i>Minus</i>				
Current # Acres in Commercial, Institutional and Office	5		290.7	
<i>Equals</i>				
<b>Additional acres needed for Commercial, Institutional &amp; Office by 2040</b>			<b>70.1</b>	
<b>Calculations of Industrial Land Needed</b>				
Current acres of land used	5		521.3	
<i>Divided by</i>				
Current population in Versailles USB	1		15,464	
<i>Equals</i>				
Ratio of Industrial Land to Population			0.034	
<i>Times</i>				
Forecast population for Versailles USB	1		18,990	
<i>Equals</i>				
Total Number of Acres Needed			645.7	
<i>Minus</i>				
Current # Acres in Industrial Use	5		521.3	
<i>Equals</i>				
<b>Additional acres needed for Industrial by 2040</b>			<b>124.4</b>	
<b>TOTAL additional acres needed by 2040</b>			<b>734.5</b>	<b>1,058.5</b>

<b>Comparison of land needs to land available in the Versailles USB by 2040</b>			
Total Number of Net Acres in Versailles USB Area	5	4872.0	
<i>Minus</i>			
Acres of land currently used for all land uses(less Ag & Vacant)	5	3,067.7	
<i>Minus</i>			
Acres of land withheld or unavailable for Development (10% based from 2005 and 2011 Plans)	6	487.2	
<i>Equals</i>			
Total Land available for Development in 2040		1317.1	
<i>Minus</i>			
Total additional acres needed for growth to 2040		734.5	1,058.5
<i>Equals</i>			
<b>Surplus or deficit of land in Versailles USB Area 2040</b>		<b>582.6</b>	<b>258.6</b>

**Notes:**

1. Versailles USB, Midway USB Population Projections, Kentucky State Data Center, April 2017. (Table 20).
2. Kentucky State Data Center 2017 data. (Table 20)
3. Average unit per acre was calculated by using Woodford County GIS data of number of households in USB's and Kentucky State Data Center, April 2017, Number of House Holds (Table 17) divided by existing acres of land used residentially.
4. Market Factors were Policy Decisions made by the Commission and were same ones used in the 2005 and 2011 Plans. Calculations assume a market factor of 1.25, or one and a quarter times the forecast need; and a market factor of 2.0, or two times the forecast need.
5. Woodford County GIS Data (Table 55).
6. This number represents land unavailable due to the Susceptibility to Change Analysis, 2005 Comprehensive Plan, Chapter 4, The Use of Woodford Lands & Community Facilities and Services.

**Midway Urban Service Boundary Area**

Table 58 & 59 depict two series of projections of land needed to provide the residential, commercial and industrial land uses necessary to support population growth within the current Midway USB Area for 2030 and 2040. The following points should be considered when reviewing this data.

- The formulas used in calculating future needs for land use are shown in the left column of the table.
- The current proportion of single-family housing within the Midway Urban Service Area is 26%. Multi-family housing is 4.7%. (Net Area)
- The 1.25 Market Factor Projections for 2030 and 2040 describe the amount of land needed assuming population forecasts from Chapter 5 and a market rate factor of 1.25 or 125 percent.
- The 2.0 Market Factor Projections for 2030 and 2040 describe the amount of land needed if a market factor of 2.0 is used. This market factor means that the forecast need for *additional* acreage, based on population growth, is doubled. A market factor is the term used to describe a condition of providing additional housing opportunities to ensure that all people have a range of choices in housing types, locations, and density within the Urban Service Area. A high vacancy rate is also possible when a high market factor is used.
- A high vacancy rate will have implications for the provision of infrastructure. For example, water and sewer systems will be sized for the amount of residential development, much of which may be vacant until additional growth occurs. The systems would be larger than necessary for some period of time.
- The two spreadsheets represent the two alternatives of land use projections and alternative market rate factors for each forecast period, 2030 and 2040. All forecasts show that by 2040 land is still available within the Midway Urban Service Area.
- The long term projection for 2040 assumes that land designated as existing agricultural use will become available for urban development.
- All projections are based on a continuation of existing proportions of single- and multi-family housing, and on a continuation of existing densities. If future development is at higher densities, the surplus will be greater.
- There are potentially an unlimited number of variations on this analysis. However, all logical and reasonable projections show a surplus of land within the Urban Services Boundary Area.

**Table 58**  
**Midway Urban Service Boundary Area**  
**1.25 and 2.0 Market Factor Projections 2030**

<b>Calculations of Residential Land Needed</b>		<b>Notes</b>		
Midway USB Population Forecast for the year 2030	1		1,767	
<i>Subtract</i>				
Current population	2		1,716	
<i>Equals</i>				
Change in Population			51	
<i>Divided By</i>				
People per household	2		2.13	
<i>Equals</i>				
Number of Dwelling Units to plan for			<b>23.9</b>	
<i>Divided By</i>				
Existing Density of Dwellings	3		2.94	
<i>Equals</i>				
Additional acreage needed for Residential			8.1	
<i>Multiplied By</i>				
Market Factors	4		1.25	2
<i>Equals</i>				
<b>Total Additional Acres of Residential Land Needed</b>			<b>10.1</b>	<b>16.2</b>
<b>Calculations of Commercial, Office, Institutional Land Needed</b>				
Current acres of land used	5		37.2	
<i>Divided by</i>				
Current population in Midway USB	1		1,716	
<i>Equals</i>				
Ratio of Commercial, Institutional, & Office			0.02	
<i>Times</i>				
Forecast population for Midway USB	1		1,767	
<i>Equals</i>				
Total Number of Acres Needed			38.3	
<i>Minus</i>				
Current # Acres in Commercial, Institutional and Office	5		37.2	
<i>Equals</i>				
<b>Additional acres needed for Commercial, Institutional &amp; Office</b>			<b>1.1</b>	
<b>Calculations of Industrial Land Needed</b>				
Current acres of land used	5		85.7	
<i>Divided by</i>				
Current population in Midway USB	1		1,716	
<i>Equals</i>				
Ratio of Industrial Land to Population			0.05	
<i>Times</i>				
Forecast population for Midway USB	1		1,767	
<i>Equals</i>				
Total Number of Acres Needed			88.4	
<i>Minus</i>				
Current # Acres in Industrial Use	5		85.7	
<i>Equals</i>				
<b>Additional acres needed for Industrial by 2030</b>			<b>2.7</b>	
<b>TOTAL additional acres needed by 2030</b>			<b>13.9</b>	<b>20.0</b>

<b>Comparison of land needs to land available in the Midway USB by 2030</b>			
Total Number of Net acres in Midway USB Area	5	758.7	
<i>Minus</i>			
Acres of land currently used for all land uses(less Ag & Vacant)	5	524.3	
<i>Minus</i>			
Acres of land withheld or unavailable for Development (1.0% from 2005 & 2011 Plans)	6	7.6	
<i>Equals</i>			
Total Land available for Development in 2030		226.8	
<i>Minus</i>			
Total Additional Land needed for Growth by 2030 (1.25 & 2.0)	4	13.9	20.0
<i>Equals</i>			
<b>Surplus or deficit of land in Midway USB Area 2030</b>		<b>212.9</b>	<b>206.8</b>

**Notes:**

1. Versailles USB, Midway USB Population Projections, Kentucky State Data Center, April 2017. (Table 20).
2. Kentucky State Data Center, April 2017. (Table 20).
3. Average unit per acre was calculated by using Woodford County GIS data of number of households in USB's and Kentucky State Data Center, April 2017, data. Number of House Holds (Table 17) divided by existing acres of land used residentially.
4. Market Factors were Policy Decisions made by the Commission and were same ones used in the 2005and 2011 Plans. Calculations assume a market factor of 1.25, or one and a quarter times the forecast need; and a market factor of 2.0, or two times the forecast need.
5. Woodford County GIS Data (Table 55).
6. This number represents land unavailable due to the Susceptibility to Change Analysis, 2005 Comprehensive Plan, Chapter 4, The Use of Woodford Lands & Community Facilities and Services.

**Table 59**  
**Midway Urban Service Boundary Area**  
**1.25 and 2.0 Market Factor Projections 2040**

<b>Calculations of Residential Land Needed</b>		<b>Notes</b>	
Midway USB Population Forecast for the year 2040		1	1,798
<i>Subtract</i>			
Current population		2	1,716
<i>Equals</i>			
Change in Population			82
<i>Divided By</i>			
People per household		2	2.09
<i>Equals</i>			
Number of Dwelling Units to plan for			<b>39.2</b>
<i>Divided By</i>			
Existing Density of Dwellings		3	2.94
<i>Equals</i>			
Additional acreage needed for Residential			13.33
<i>Multiplied By</i>			
Market Factors		4	1.25   2
<i>Equals</i>			
<b>Total Additional Acres of Residential Land Needed</b>			<b>16.7   26.7</b>
<b>Calculations of Commercial, Office, Institutional Land Needed</b>			
Current acres of land used		5	37.2
<i>Divided by</i>			
Current population in Midway USB		1	1,716
<i>Equals</i>			
Ratio of Commercial, Institutional, & Office			0.02
<i>Times</i>			
Forecast population for Midway USB		1	1,798
<i>Equals</i>			
Total Number of Acres Needed			36.0
<i>Minus</i>			
Current # Acres in Commercial, Institutional and Office		5	37.2
<i>Equals</i>			
<b>Additional acres needed for Commercial, Institutional &amp; Office</b>			<b>-1.2</b>
<b>Calculations of Industrial Land Needed</b>			
Current acres of land used		5	85.7
<i>Divided by</i>			
Current population in Midway USB		1	1,716
<i>Equals</i>			
Ratio of Industrial Land to Population			0.05
<i>Times</i>			
Forecast population for Midway USB		1	1,798
<i>Equals</i>			
Total Number of Acres Needed			89.9
<i>Minus</i>			
Current # Acres in Industrial Use		5	85.7
<i>Equals</i>			
<b>Additional acres needed for Industrial by 2040</b>			<b>4.2</b>
<b>TOTAL additional acres needed by 2040</b>			
			<b>19.7   29.7</b>

<b>Comparison of land needs to land available in the Midway USB by 2040</b>			
Total Number of Net acres in Midway USB Area	5	758.74	
<i>Minus</i>			
Acres of land currently used for all land uses (less Ag & Vacant)	5	524.3	
<i>Minus</i>			
Acres of land withheld or unavailable for Development (1.0% from 2005 & 2011 Plans)	6	7.6	
<i>Equals</i>			
Total Land available for Development in 2040		226.7	
<i>Minus</i>			
Total Additional Land needed for Growth by 2040 (1.25 & 2.0)	4	19.7	29.7
<i>Equals</i>			
<b>Surplus or deficit of land in Midway USB Area 2040</b>		<b>207</b>	<b>197</b>

**Notes:**

1. Versailles USB, Midway USB Population Projections, Kentucky State Data Center, April 2017. (Table 20)
2. Kentucky State Data Center, April 2017. (Table 20)
3. Average unit per acre was calculated by using Woodford County GIS data of number of households in USB's and Kentucky State Data Center, April 2017, data.2010 US Census Data, Number of House Holds (Table 17) divided by existing acres of land used residentially.
4. Market Factors were Policy Decisions made by the Commission and were same ones used in the 2005 & 2011 Plans. Calculations assume a market factor of 1.25, or one and a quarter times the forecast need; and a market factor of 2.0, or two times the forecast need.
5. Woodford County GIS Data (Table 55).
6. This number represents land unavailable due to the Susceptibility to Change Analysis, 2005 Comprehensive Plan, Chapter 4, The Use of Woodford Lands & Community Facilities and Services.

**Summary**

The tables indicate that sufficient lands currently exist, and are available for development within the current Urban Service Boundaries of Versailles and Midway to accommodate projected growth over the next ten and twenty years using population projections and a market factor of 2.0.

## C. RECOMMENDED LAND USE PATTERNS/DENSITIES

Now that it has been determined that the area within the existing urban service boundaries can accommodate projected growth and the rural area as previously designated is still valid in its existing form the question becomes what types of uses are appropriate in these areas. In this section of the plan, appropriate and desired land use patterns and densities will be provided. This information is provided both graphically, in the form of maps depicting desired land use development, and in the form of narrative guidelines that specify types of uses, densities and intensity of development appropriate within the specifically designated land use districts. The land use districts presented are however, more generally described than zoning districts as used in the zoning regulations for the community in order to allow flexibility to the developer of property within a designated district.

This section first addresses the important issue of boundaries between urban and rural areas. Next it addresses guidelines for development that are applicable to all development within the community. The particular or specific land use districts or designations are addressed next, providing both guidance as to the location for a particular type of development, as well as particular development standards for each type of district.

### Context or Form Based Land Use - Urban vs. Rural

Woodford County has distinguished between urban and rural areas since the adoption of the 1968 Comprehensive Plan. At that time, **Urban Service Boundary Areas (USB's)** were adopted for the Midway and Versailles communities. This action underscored a planning strategy designed to protect rural areas and farms from the intrusion of urban uses, while providing sufficient land areas for urban development where public services such as water and sewer could be efficiently and effectively provided. This strategy has now been in place for almost 50 years, and the adopted goals and objectives<sup>1</sup> support the continuation of this growth management strategy.

The areas outside the USB's of Versailles and Midway, while not having an official "title", have been commonly referred to as the Rural Area and Small Communities of Woodford County. In this Plan the non-USB areas will be referred to as the **Rural Service Area (RSA)**. The RSA is not intended to receive urban type services in the immediate future and the planning emphasis is on preservation of rural character and farmland and channeling small scale growth to the Small Communities. The Goals and Objectives clearly establish the concept of Urban and Rural Service Areas. The official Urban Service Boundary Areas for Versailles and Midway are based on the population, employment and land use forecasts provided in Chapter II, Sections C & D of this plan.

The policies below address the official boundaries of such areas, and the procedures the Commission should use in determining future boundaries.

**Policy 1:** The Urban Service Boundary (USB) Areas depicted on Figures 23 and 24 represent the official urban service boundaries for Versailles and Midway. These

<sup>1</sup> Goal Public Use Facilities - Objective 4, "Promote an adequate level of public services and facilities through the continued use of the Urban Service/Growth Area concept".

boundaries shall also be represented on the official zoning map maintained by the Planning Commission.

**Policy 2:** Woodford County lands not included in a USB Area are classified as part of the Rural Service Area (RSA).

**Policy 3:** The Planning Commission will utilize the following procedures in determining future USB boundaries.

- Prepare population, employment and land use forecasts for ten and twenty years.
- Determine the amount of land required to support the next ten years of projected residential and non-residential land uses.
- Determine and evaluate the amount of vacant land available for development within the existing USB Area.
- Determine that the amount of available undeveloped land within the existing or proposed USB is not more than 2.0 or less than 1 times the projected need for residential and non-residential land uses for the next ten year period.

**Policy 4:** Expansion or contraction of an Urban Service Area Boundary shall be considered by the Planning Commission as an amendment to the Comprehensive Plan

**Policy 5:** When it can be determined that a market factor of 1.25 or less exists within an Urban Service Boundary Area, it will be considered a threshold for determining when insufficient lands may remain to serve projected growth.<sup>2</sup>

**Policy 6:** The Urban Land Use Districts depicted on Figures 23 and 24 represent the Land Use Districts Map for the USB areas associated with the City of Versailles and the City of Midway. Urban Land Use Districts shall be limited to an existing USB area and shall not be established in the Rural Service Area.

**Policy 7:** The Rural Land Use Districts depicted on Figure 25 represent the Land Use Districts Map for the Rural Service Area. Rural Land Use Districts shall only be effective within the established RSA and shall not be established in an USB Area.

**Policy 8:** Land Use Districts provide guidance for the establishment of zoning districts and amendment of the Official Zoning Map.

**Policy 9:** Land use guidelines are established for each Urban or Rural Land Use District to guide the implementation of land development regulations and land use decisions and recommendations of the Planning Commission and legislative bodies.

**Policy 10:** The proposed expansion or contraction of the boundary of an urban or rural land use district should be considered as an amendment to the Comprehensive Plan.

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<sup>2</sup> A market factor is the ratio of the amount of land available for development to the amount of land necessary to support projected growth of residential or non-residential land uses. A factor of 1.25 means that 25 percent more land is available than needed. Several market thresholds were considered during the planning process (i.e., 1.15, 1.5, 2.0) and it was determined that 1.25 best suited the land use conditions and growth projections for the existing Urban Areas of Versailles and Midway.

**Policy 11:** Where the Urban Service Boundary abuts any portion of the Rural Service Area, a 50 foot wide buffer should be provided and maintained. The permanent buffer should be extensively landscaped and not occupied by any right-of-way or required yard unless and until the Urban Service Boundary is shifted.

### Area Wide Development Policies

The following development policies apply to all development within the community. They apply equally to development occurring in areas heretofore undeveloped and infill development proposals. These policies are generally applicable across planning areas and are listed separately in this section so that they need not be repeated in the descriptions or criteria and policies applicable specifically to those areas.

1. New development and redevelopment within the 100 year floodplain is discouraged. Any necessary development within the 100 year floodplain should incorporate mitigation measures that minimize its impact on the floodplain and protect the development from flood damage.
2. Areas proposed for development should be assessed for the presence of sinkholes. Where sinkholes are found, development, although not discouraged, should incorporate appropriate measures so as to minimize the impact on ground water and to avoid structural instability.
3. Development should occur in areas where there is existing infrastructure and public services or where they are easily provided in order to minimize public costs associated with those services.
4. Reuse and redevelopment of existing parcels and structures, versus development of vacant parcels, is encouraged. Such projects, when involving appropriate uses and densities, should require minimal review.
5. Except as otherwise provided, the size and scale of all development and redevelopment should reflect and be complimentary to the character and style of surrounding developed areas.
6. Developers should incorporate where possible and practicable the protection of all natural resources into their development proposals to create unique additions to the community while protecting the natural environment. These natural resources include but are not limited to questionable soil types, wetlands, floodplains and steep slopes.
7. All areas designated for development are understood to be appropriate for recommended use types and densities at any time assuming infrastructure and required services are available or will be made available. However, development proposals for areas adjacent to previously developed areas are considered to be particularly suitable and as such are encouraged. Such projects, when involving appropriate uses and densities, should require minimal review.
8. Except in the Small Community areas and approved Rural Residential areas, new development should occur only in areas where sanitary sewers are available from public agencies and can meet the additional demand as determined by those agencies.

9. New development should occur only where there is adequate public water supply and pressure for fire protection services, the finding of adequacy based on data from and the opinion of the water provider.
10. Extensions of utility service will be the responsibility of developers with public agency participation possible where utility service extensions are needed and desired to serve larger areas and are appropriate future expansions of the utility.
11. Access points along major arterials from new developments should be minimized to the extent possible. New developments should be interconnected with existing developed areas and allow for interconnection with adjacent undeveloped areas in order to provide alternative means of ingress and egress as well as to allow efficient means of providing public services.

## **LAND USE DISTRICTS**

Land recommended for development beyond agricultural use is identified in this plan by land use district. Each district contains a general description of the types of uses that are desired in that district as well as development and utility policies for that district intended to make development in that district conform to community desires and goals for that district. Obviously, the use of specific districts with specific characteristics and development policies makes the job of locating the districts geographically a simpler task. The recommended land use maps (Figures 23, 24 & 25 – Appendix A) are the end result of that task. The narrative for each of the land use districts is presented below.

## The Traditional Neighborhood District

**General Characteristics** - This Land Use District is intended for existing neighborhoods constructed prior to 1968. In part, these neighborhoods have a unique development pattern characterized by a grid pattern of streets, houses located close to the street and a mix of housing types. Generally these neighborhoods were developed at a higher overall density than contemporary neighborhoods and some have historic significance to the respective communities in which they are located. These are mature neighborhoods and future development will likely take the form of small infill projects on vacant lots and redevelopment of parcels. Site, landscape and architectural design will become much more important in the future when reviewing development proposals within these neighborhoods.

### **General Development Policies/Guidelines:**

Guideline 1 – Infill development should be encouraged that preserves the character of the surrounding neighborhood. Such development should be similar to existing or planned uses in terms of density and/or intensity, architectural and landscape elements and other aspects of site design.

Guideline 2 – The abandonment of streets and street rights-of-way within traditional neighborhoods should be discouraged unless it can be clearly demonstrated that the closure will not have an adverse impact on traffic circulation or the character of the neighborhood. Provide interconnectivity of neighborhood streets.

Guideline 3 – The width and depth of lots and placement of structures on lots should be similar to other lots and structures within the same block face and/or opposing block face. It is appropriate to consider averaging building setbacks along a block face in order to determine where new structures are located on a lot.<sup>3</sup>

Guideline 4 – Minimum lot size should not be used as the only standard to govern the density of development. The number of units allowed per gross acre provides a better method to manage density, providing the opportunity to develop multiple housing types.

### **Infrastructure Policies:**

Policy 1. – All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.

Policy 2. – All development shall incorporate infill sidewalks.

Policy 3. –The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be “D”, “E”, or “F”, the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and or retains a LOS “E” or “F” the Planning Commission and legislative bodies should not approve the proposal.

Policy 4. – Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to safety in a residential environment.

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<sup>3</sup> Averaging existing building setbacks is a commonly used technique to determine building placement in traditional neighborhoods where buildings setbacks vary along a given block face. Many traditional neighborhoods were constructed prior to the enactment of zoning regulations containing minimum front yard or building setbacks. Therefore, a rigid single standard may not represent the best approach to preserving the character of a street.

## The Contemporary Neighborhood District

**General Characteristics** - This district is intended to encompass: neighborhoods in which development was initiated after 1968; and, areas of undeveloped land within USB Areas that should be developed as neighborhoods. The focus of this type of District is to ensure that existing neighborhoods continue to be developed and maintained consistent with approved zoning or subdivision plans. New neighborhoods may be designed in a variety of ways to provide City and County residents with a variety of housing options. Guidelines provided below are intended to establish planning and design criteria common to developing new neighborhoods so that the community will obtain the best results consistent with this Plan's goals and objectives.

### **General Development Policies/Guidelines:**

Guideline 1 – Infill development should be encouraged that preserves the character of the surrounding neighborhood. Such development should be similar to existing or planned uses in terms of density and/or intensity, and other aspects of site design.

Guideline 2 – New neighborhoods should be primarily single family homes. Multifamily buildings are encouraged but should be carefully integrated into the neighborhood. Some non-residential land uses can be included. Limited neighborhood commercial, personal service and professional offices uses may be appropriate only where they will serve the surrounding neighborhood, while posing minimal impact on it. Multifamily and non-residential buildings should be of a scale and character that blend into the neighborhood.

Guideline 3 – Civic uses should be included within larger contemporary neighborhoods in order to provide for close-to-home opportunities for residents, or to provide locations for important public services or facilities that would serve the neighborhood.

Guideline 4 – Lands for neighborhood parks and open space should be planned and developed within contemporary neighborhoods. Sidewalks, connectivity, and access to transportation alternatives are desired features in these neighborhoods. Provide interconnectivity of neighborhood streets.

Guideline 5 – Minimum lot size should not be used as the only standard to govern the density of development within a contemporary neighborhood. The number of units allowed per acre provides a better method to manage density, providing an incentive for development of multiple housing types. This type of density factor should only be permitted when three or more housing types are included within a contemporary neighborhood and it is developed as a Planned Unit Development.

### **Infrastructure Policies:**

Policy 1. – All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.

Policy 2. – All development shall incorporate sidewalks and the best design for new streets.

Policy 3. – The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be “D”, “E”, or “F”, the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and or retains a LOS “E” or “F” the Planning Commission and legislative bodies should not approve the proposal.

Policy 4. – Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to safety in a residential environment.

## The Commerce Center District

**General Characteristics** - The 2005 Plan differentiated between Regional Commerce and Commerce Center Districts. These two Districts were combined to form one more flexible Commerce Center District (CCD) in the 2011 Update. This district is one designed to accommodate most types of commercial (non-industrial) enterprise in Woodford County. Most businesses in this district, although not all, would have as its customer base the residents of Woodford County. The uses encouraged would be ones that generate lower traffic volumes generally. The exception to this pattern would be in areas where the Commerce Center District is recommended that are located on major/high traffic volume roadways in the community. Those areas could by their nature accommodate higher traffic volume generating uses and those types of uses if locating in the community would be encouraged to look at those areas first. In areas away from major roadways that are designated for the Commerce Center District, more neighborhood oriented commercial use are recommended include small retail, service and office uses that serve local demands including businesses supplying convenience items, professional offices and uses that have lower traffic demands and low impacts generally on adjacent uses. Commercial uses that generate heavy traffic and other perceived nuisances such as extensive outside storage, noise, dust and odors, such as heavy equipment repair, wholesale sales and distribution and contracting yards although allowed in this district, should be carefully located so as to minimize their impacts on the surrounding area. They should be located in areas with otherwise adequate infrastructure but less visibility. If locating in areas of high visibility those types of uses should take measures to improve their appearance such as landscaping and buffering. The policies and guidelines that follow set clear planning and design criteria for the establishment and development of such districts.

### **General Development Policies/Guidelines:**

Guideline 1 – New CCD’s should only be established in locations with a high level of adequate roadway access and service, such as the intersection of principal arterials.

Guideline 2 – When a CCD adjoins an existing neighborhood or lands designated in a neighborhood district, a landscaped buffer should be provided along all boundaries with the existing or future neighborhood area, but still provide connectivity. Such buffer shall consist of canopy and understory trees, fencing and/or landforms, or land area sufficient to mitigate adverse impacts from the operations of the uses within the CCD.

Guideline 3 – All future Commerce Center Districts should be governed by a master signage plan approved as part of the Development Plan.

Guideline 4 – The service areas associated with principal structures should be located or screened on site to preclude being visible from the adjacent public roadways or from any adjoining neighborhoods.

Guideline 5 - Provision for civic and higher density residential use sites should be encouraged in this District wherever possible in order to maximize the potential of the District as a destination for multiple users and to reduce the number of trips generated by such development.

Guideline 6 – Site and building lighting for proposed uses should be reviewed in order to determine that off-site impacts are minimized.

**Infrastructure Policies:**

Policy 1. – All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.

Policy 2. – All development shall incorporate sidewalks where anticipated pedestrian traffic patterns warrant and the best design for new streets and landscaping.

Policy 3. –The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be “D”, “E”, or “F”, the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and or retains a LOS “E” or “F” the Planning Commission and legislative bodies should not approve the proposal.

Policy 4. – Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to regional or area demand.

Policy 5. – Signage should be of a type, character, construction, location and size to be considered an asset to the development and the community as a whole.

## The Interchange Commerce District

**General Characteristics** - This district is one designated and recommended for areas located at interchanges of high traffic local roadways and interstate class highways. Thus by its very nature, the areas designated for this district are limited and are a precious commodity for the community. Additionally, the areas designated Interchange Commerce District are located at the gateways to the community and are important to creating an impression of the community by the traveling public. Given these important factors the uses that locate in these areas should be limited to those that by necessity need to locate in such areas and that have characteristics that enhance the community's appearance, character and reputation. Such uses may also locate in the Commerce Center District but few of the uses encouraged for that district are encouraged in the Interchange Commerce District. Uses encouraged for these areas include large regional retailers, corporate office headquarters, high quality entertainment venues and other uses that have the appearance and operational characteristics that need such a strategic location and enhance the community's overall appearance and character.

### **General Development Policies/Guidelines:**

Guideline 1 – When a ICD adjoins an existing neighborhood or lands designated in a neighborhood district, a landscaped buffer should be provided along all boundaries with the existing or future neighborhood area, but still provide connectivity. Such buffer shall consist of canopy and under story trees, fencing and/or landforms, or land area sufficient to mitigate adverse impacts from the operations of the uses within the ICD.

Guideline 2 – All future ICD's should be governed by a master signage plan approved as part of the Development Plan. Billboards shall not be permitted and ground mounted signage is preferred. Free standing pole signs, if permitted, should be no more than 35 feet in height.

Guideline 3 – The service areas associated with principal structures should be located or screened on site to preclude being visible from the adjacent public roadways or from any adjoining neighborhoods.

Guideline 4 – Buildings should be set back from the adjoining Interstate Highway or Bluegrass Parkway a sufficient distance to permit the installation of a landscape buffer. The width and type of buffer can vary based on the amount and type of landscape materials, use of berms and fencing, and width of land between the right-of-way and the edge of the closest structure.

Guideline 5 – Site and building lighting for proposed uses should be reviewed in order to determine that off-site impacts are minimized.

### **Infrastructure Policies:**

Policy 1. – All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.

Policy 2. – All development shall incorporate sidewalks, adequately protecting the pedestrian from automobile traffic and where anticipated pedestrian traffic patterns warrant and the best design for new streets and landscaping.

Policy 3. –The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be “D”, “E”, or “F”, the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and

or retains a LOS “E” or “F” the Planning Commission and legislative bodies should not approve the proposal.

Policy 4. – Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to regional or area demand.

Policy 5. – Signage should be of a type, character, construction, location and size to be considered an asset to the development and the community as a whole.

## **The Workplace/Employment District**

**General Characteristics** - The nature of the workplace has been steadily changing over the past three decades, with declines in manufacturing employment and increases in service and distribution industry employment. The “industrial” district is no longer an accurate term to describe the types of “workplaces” now being developed or redeveloped/repositioned. The Workplace District described here is intended to group all workplace types into two groups.

The first group includes those places of employment that are dominated by the very large floor-plate user – the distribution/manufacturing workplace center. This group may include large manufacturers or distributors that tend to locate in areas with rail access. This type of workplace is characterized by large lots/parcels, with single story structures, outdoor storage areas and a relatively small percentage of office space. The other type of workplace is less dependent on the type of access that is available and more dependent on site amenities, proximity to neighborhoods and services, and proximity to other enterprises of a similar nature. These are the “campus style” or “gateway” workplaces dominated by free-standing office structures, i.e., the “office park”, or a workplace dominated by a single purpose group of uses, i.e., a medical center. These workplaces tend to be more intensely developed, there are more employees and visitors and therefore more traffic generated, and there is a need for accessory uses such as restaurants, dry cleaners, and other service uses to locate nearby to serve the employees and visitors. The Workplace District guidelines below are intended to guide decisions relative to the location, size and development characteristics of such areas.

### **General Development Policies/Guidelines:**

Guideline 1 – The community should ensure that utilities and other infrastructure are adequate to serve future Workplace Districts.

Guideline 2 – Where accessory uses (retail and service) are located in adjoining or nearby districts, pedestrian access from the workplace to such uses should be planned and implemented.

Guideline 3 – Residential uses can be incorporated in workplace centers within the building footprint of principal workplace uses (offices, etc.), or on freestanding sites as long as such freestanding sites occupy less than ten (10) percent of the area of the district and are adequately buffered.

Guideline 4 – Site and building lighting for proposed uses should be reviewed in order to determine that off-site impacts are minimized.

### **Infrastructure Policies:**

Policy 1. – All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.

Policy 2. – All development shall incorporate limited sidewalks, adequately protecting the pedestrian from automobile and truck traffic and where anticipated pedestrian traffic patterns warrant and the best design for new streets and landscaping.

Policy 3. –The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be “D”, “E”, or “F”, the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and

or retains a LOS “E” or “F” the Planning Commission and legislative bodies should not approve the proposal.

Policy 4. – Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to regional or area demand.

Policy 5. – Signage should be of a type, character, construction, location and size to be considered an asset to the development and the community as a whole.

Policy 6. – Development should only occur where the electrical distribution system is designed and has the capacity to handle the increase loads anticipated.

## The Downtown District

**General Characteristics** - The Downtown areas of Versailles and Midway represent the traditional centers of activity for both communities. Over time their role in the community has changed and their importance as retail centers has diminished, but they remain the civic and cultural hubs of their respective communities. The communities' of Versailles and Midway have made major strides in rediscovering the potential of their respective downtowns and prior Renaissance/Main Street programs created success stories for reinvestment and business attraction. The Downtown District is intended to recognize the traditional "town centers" of Versailles and Midway as special "places". The following guidelines spell out how these special places can be enhanced and preserved.

### **General Development Policies/Guidelines:**

Guideline 1 – Existing civic, cultural and governmental uses should be retained and new civic uses encouraged. These types of uses not only bring people downtown but also provide reservoirs of parking that could be shared with other downtown uses.

Guideline 2- Downtown Districts should contain public spaces suitable for concerts, farmers markets, and other types of gatherings. A pavilion suitable for these multi-uses should be included as an element of the space.

Guideline 3 – Downtown Districts contain many historic buildings and are therefore part of Old Historic Overlay zoning districts. Restoration of existing buildings and construction of new infill buildings should continue to be reviewed by the local Board of Architectural Review to preserve the historic character of these cultural areas.

Guideline 4 – The ground floors of existing downtown buildings should be retained in "active" uses that include retail commercial, personal service establishments, and similar uses. Conversion of active uses to other types of uses should be discouraged.

Guideline 5 – Residential and office use of the upper floors of Downtown buildings should be encouraged and barriers removed to the conversion of such space for residential use. This will involve working with the Building Code to address the use of commercial standards for residential uses in a mixed use structure.

Guideline 6 - Business signage regulations should be adapted to the special needs and characteristics of this district, permitting the retention of signage with special design characteristics or historic importance.

Guideline 7 – Off-street parking should not be permitted to occupy the street side portion of any lot fronting Main Street. Such parking should be located to the rear of the lot.

Guideline 8 – Further development of the "frame" of blocks surrounding Main Street should be encouraged as a means of providing additional opportunities for people to live and work in downtown. Careful planning of such "frame" areas will be necessary to ensure sufficient parking for Main Street properties as well as for new parking requirements associated with redevelopment.

Guideline 9 – Site and building lighting for proposed uses should be reviewed in order to determine that off-site impacts are minimized.

### **Infrastructure Policies:**

Policy 1. – All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.

Policy 2. – All development shall incorporate sidewalks, adequately protecting the pedestrian from automobile traffic and where anticipated pedestrian traffic patterns warrant and the best design for new streets and landscaping.

Policy 3. –The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be “D”, “E”, or “F”, the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and or retains a LOS “E” or “F” the Planning Commission and legislative bodies should not approve the proposal.

Policy 4. – Storm water runoff should be managed using techniques reflecting the state of the art at the time of development, incorporating and improving where possible the existing storm water sewer system, with due consideration given to regional or area demand.

Policy 5. – Wayfinding signage should be provided and be of a type, character, construction, location and size to be considered an asset to the development and the community, particularly the historic area, directing people to the existing civic, cultural and governmental uses, as well as to public parking areas.

Policy 6. – Alleys should be incorporated in to any traffic pattern proposal.

## **Agricultural/Equine Preserve Land Use District Guidelines**

**General Characteristics** – The Agricultural/Equine Preserve District is to identify those portions of the rural area that can be characterized as prime agricultural and equine lands based on soil conditions, subsurface geology, topography and other factors. The use of such lands should be primarily reserved for agricultural and equine operations, and agricultural tourism activities. These guidelines are not intended to preclude or discourage the in-family conveyance of lands within the district for the purpose of constructing single family homes. However, careful attention should be paid during the subdivision process to the location of lots created for this purpose and the siting of potential dwelling units.

### **General Development Policies/Guidelines:**

Guideline 1 – Rural residential development should not be permitted within this District in order to protect the viability of agricultural and equine operations from potential adverse impacts of noise, lighting and other conditions associated with more intense forms of development, particularly residential.

Guideline 2 – Agricultural tourism related land uses should only be permitted as an accessory land use to a principal use that is agricultural and/or equine related. Lands approved for an agricultural tourism related use should remain in the same ownership as the principal use.

Guideline 3 – The permitting and use of on-site sewage treatment systems within this District should be monitored to insure that subsurface or surface waters are not contaminated due to inadequate maintenance or failure of on-site systems. The use of on-site systems should be conditioned on a mandatory maintenance agreement with the landowner.

Guideline 4 – The placement of new housing units should respect the rural character of the area and generally conform to the pattern of dwelling unit setbacks along the same road to which the dwelling unit has its' principal access.

Guideline 5 – Site and building lighting for proposed uses should be reviewed in order to determine that off-site impacts are minimized.

### **Infrastructure Policies:**

Policy 1. – All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.

Policy 2. – All development shall not incorporate sidewalks.

Policy 3. The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be “D”, “E”, or “F”, the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and or retains a LOS “E” or “F” the Planning Commission and legislative bodies should not approve the proposal. Careful consideration should be given to location of access points given issues with narrow roadways and terrain.

Policy 4. – Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to the environment.

Policy 5. – Where sanitary sewers are not available, development should occur with on-site sewage disposal systems approved by the appropriate public agency.

## The Small Community District

**General Characteristics** - There are three Small Community Districts within the Rural Service Area – Mortonsville, Millville and Nonesuch. These areas are small, historically mixed use communities whose identity and character should be maintained. Continued residential use is an important part of the small communities' vitality and should be maintained and expanded. Institutional and community facility uses often help to identify the communities and are encouraged. The following policies and guidelines establish how these special places can be enhanced and preserved.

### **General Development Policies/Guidelines:**

Guideline 1 – Make the center of a Small Community even more useful and meaningful for the community. The center should be a place of greater activity where a civic presence as well as daily needs and services can be found. The historic character should be preserved and remaining historic buildings should be rehabilitated.

Guideline 2 – Natural features within and next to a Small Community should be an integral part of defining the character of a rural settlement. Careful attention to topography, long vistas, and environmental features can help to determine the areas that should be conserved or maintained as open space for the well-being and enjoyment of the community's residents.

Guideline 3 – Rural lands can only remain countryside if they have economically viable uses or they are bought and preserved as open space. New agriculture-related uses and eco-tourism should be encouraged and allowed, including hunting and birding lodges. Bed-and-breakfast inns located on farms should be allowed.

Guideline 4 – Small-scale business and service uses should be allowed within the center of a Small Community to help meet the daily needs of local residents.

Guideline 5 – Site and building lighting for proposed uses should be reviewed in order to determine that off-site impacts are minimized.

### **Infrastructure Policies:**

Policy 1. – All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.

Policy 2. – All development shall incorporate infill sidewalks.

Policy 3. –The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be “D”, “E”, or “F”, the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and or retains a LOS “E” or “F” the Planning Commission and legislative bodies should not approve the proposal.

Policy 4. – Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to safety in a mixed use primarily residential environment.

Policy 5. – Where sanitary sewers are not available, development should occur with on-site sewage disposal systems approved by the appropriate public agency.

## The Kentucky River District

**General Characteristics** - Some of the most environmentally sensitive and historically significant lands in Woodford County can be found within this District. These areas have site development constraints such as steep slopes, wooded areas, and floodplains and as such are appropriate for only minimal development as described below. These areas are an important source of flood protection, water quality, wildlife habitats, and recreation. The creation of a Kentucky River Environs District is intended to provide one means to ensure the use of these lands will occur in a manner that is compatible with the environmental, scenic and historic characteristics.

### **General Development Policies/Guidelines:**

Guideline 1 – Land areas with slopes exceeding 18 percent are common within this District and are an important environmental and scenic element. Development should not be encouraged in such areas without an extensive local review and assurances that storm water and soil erosion can be controlled to minimize sediments reaching the River or any of its tributary streams, and that structures can be safely built within existing soil and subsurface geological conditions.

Guideline 2 – Eco-tourism activities associated with the lands and environmental resources of the District should be encouraged, but such activities and associated uses/structures should be placed with careful attention paid to compatibility with topography, long vistas, current agricultural operations and environmentally sensitive features.

Guideline 3 – On-site sanitary sewer systems associated with eco-tourism activities or other types of permitted low impact development should be reviewed by the Health Department to ensure an appropriate placement of the system with regard to steep slope areas, rock outcroppings and potential sinkholes, and groundwater conditions.

Guideline 4 – Site and building lighting for proposed uses should be reviewed in order to determine that off-site impacts are minimized.

### **Infrastructure Policies:**

Policy 1. – All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.

Policy 2. – All development shall not incorporate sidewalks.

Policy 3. The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be “D”, “E”, or “F”, the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and or retains a LOS “E” or “F” the Planning Commission and legislative bodies should not approve the proposal. Careful consideration should be given to location of access points given issues with narrow roadways and terrain.

Policy 4. – Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to the environment.

Policy 5. – Where sanitary sewers are not available, development should occur with on-site sewage disposal systems approved by the appropriate public agency.

## The Rural District

**General Characteristics** - The Rural District consists of all land outside the Urban Service Areas, Small Community District, Agricultural/Equine Preserve District and Kentucky River Environs District. It contains a diverse set of uses, ranging from rural residential cluster subdivisions to farms to crossroads communities such as Troy. The compatible integration of human activities within the rural setting is the focus of this District, and it is clearly intended that the rural character of these lands be preserved. Many of these rural areas are undeveloped due to the lack of public services or have other site constraints. These areas provide many important benefits to the land owner and community such as agriculture, water filtration, flood protection, and wildlife habitats. The use of the lands in this rural district should be primarily reserved for agricultural operations, open space, agricultural tourism activities, and limited low-density residential including in-family conveyances in order to support Woodford County's agricultural economy, rural landscape, and rural cultural heritage.

### **General Development Policies/Guidelines:**

Guideline 1 – Agricultural lands and operations should be encouraged by the use of various land use techniques including but not limited to conservation easements and right to farm regulations and limited residential clustering.

Guideline 2 – Agricultural tourism related land uses should only be permitted as an accessory land use to a principal use that is agricultural related. Lands approved for an agricultural tourism related use should remain in the same ownership as the principal use.

Guideline 3 – Proposed driveways to State and County roads should be coordinated with the appropriate local and state road departments to maximize site distance while minimizing the impact to the corridor.

Guideline 4 – Rural residential clusters and small community developments should be designed to minimize the need for cut and fill operations that would significantly alter the natural topography and drainage patterns of the site.

Guideline 5 – The relationship of dwellings, farm accessory structures, country roads and open space is a primary element defining rural character. When new dwellings and accessory structures associated with rural residential development are proposed, the siting of such structures should be accomplished in a manner that preserves or enhances long views and vistas, complements existing structures, and does not adversely impact existing agricultural operations of adjoining property owners.

Guideline 6 – Entrances to farms and dwellings from country roads represent opportunities for identification and can be an important rural design element. Farm and rural property owners should be encouraged to use these opportunities for identification in a way that would complement the rural character of Woodford County and add interest to the countryside as viewed from country roads.

Guideline 7 – On-site sanitary sewer systems associated with eco-tourism activities or rural development should be reviewed by the Health Department to ensure an appropriate placement of the system with regard to steep slope areas, rock outcroppings and potential sinkholes, and groundwater conditions.

Guideline 8 – Site and building lighting for proposed uses should be reviewed in order to determine that off-site impacts are minimized.

**Infrastructure Policies:**

Policy 1. – All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.

Policy 2. – All development shall not incorporate sidewalks.

Policy 3. –The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be “D”, “E”, or “F”, the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and or retains a LOS “E” or “F” the Planning Commission and legislative bodies should not approve the proposal. Careful consideration should be given to location of access points given issues with narrow roadways, terrain and farm traffic.

Policy 4. – Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to the environment and farming operations.

Policy 5. – Where sanitary sewers are not available, development should occur with on-site sewage disposal systems approved by the appropriate public agency.