

**Urban Agriculture in Lexington-Fayette County**  
Summary of Zoning Regulations  
June 2017

**Urban Agriculture Land Use Terms**

**Defined Terms (Article 1)**

**Agricultural Market** – A regulated place designated exclusively for the purpose of buying and selling of agricultural/farm products, including a stockyard; and to include aquaculture, horticulture, floriculture, viticulture, forestry, dairy, live- stock, poultry, bees, and any and all forms of farm products grown, raised or made by farm producers.

**Commercial Farm Market** – An occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public primarily agricultural products such as fresh produce, seasonal fruits, fresh plants or flowers, value-added products, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site. Farm markets shall not include the sale of livestock.

**Market Garden** – An area of land less than five (5) contiguous acres in size for the cultivation of food and/or non-food crops by an individual or a group of individuals to be sold on site. Such a garden may be located on the ground, in raised beds, or on rooftops; and may utilize greenhouses, hoop houses, high tunnels, vertical gardens, hydroponic systems or aquaponics systems alone or in combination with other techniques for growing food or non-food crops.

**Roadside Stand** – A temporary structure designed or used for the display or sale of agricultural products grown on the premises upon which such a stand is located.

**Value-Added Product Sales** – The sale of items that have been produced in a manner that enhances their value (such as organically), or items that have had a change in the physical state or form of the product (such as milling wheat into flour, making strawberries into jam, pressure canning vegetables, making salsa or producing honey) from an agricultural resource.

**Undefined Terms**

- Retail sales of merchandise/food/agricultural products/plant nursery (i.e. trees and shrubs) or greenhouse (i.e. plants in containers) products



## **Zone Regulations**

### **Agricultural Market/Livestock Market (Stockyard)**

Principal Permitted Use –Agricultural Market (AM-1) Overlay zone

Conditional Use – Agricultural Rural (A-R) zone, Light Industrial (I-1); Heavy Industrial (I-2) zone

### **Commercial Farm Market**

Principal Permitted Use – Neighborhood Business (B-1); all Downtown Business (B-2, B-2A, B-2B); Highway Service Business (B-3); Planned Shopping Center (B-6P); Community Center (CC); Mixed Use (MU-1, MU-2 and MU-3) zones

Accessory Use – AM-1 Overlay Zone (indoor only)

Prohibited Use –all Agricultural (A-R, A-B, A-N, and A-U); all Residential (R-1, R-2, R-3, R-4, R-5, EAR-1, EAR-2 and EAR-3); and Professional Office (P-1); Warehouse and Wholesale Business (B-4); Light Industrial (I-1); and Heavy Industrial (I-2); Economic Development (ED) zones

### **Market Garden**

Principal Permitted Use - Neighborhood Business (B-1); all Downtown Business (B-2, B-2A, B-2B); Highway Service Business (B-3); Planned Shopping Center (B-6P); Community Center (CC); Mixed Use (MU-1, MU-2 and MU-3) zones

Conditional Use – all Residential (R-1, R-2, R-3, R-4, R-5, EAR-1, EAR-2 and EAR-3); Warehouse and Wholesale Business (B-4); Interchange Service Business (B-5P) zone; Light Industrial (I-1); Heavy Industrial (I-2); University Research Park (P-2); Economic Development (ED) zones

Adaptive Reuse Project - Warehouse and Wholesale Business (B-4); Light Industrial (I-1); and Heavy Industrial (I-2) zones (with approval of a development plan by the Planning Commission and inside the Infill and Redevelopment Area)

Prohibited Use – all Agricultural (A-R, A-B, A-N, and A-U); Professional Office (P-1) zones

### **Roadside Stand**

Principal Permitted Use – Interchange Service Business (B-5P) zone (3,000 sq. footage max.)

Accessory Use – all Agricultural (A-R, A-B, A-N, and A-U) zones (temporary)

### **Value-Added Product Sales**

Principal Permitted Use - Interchange Service Business (B-5P) zone(3,000 sq. footage max.)

Accessory Use - all Agricultural (A-R, A-B, A-N, and A-U) zones (temporary)

Prohibited Use – Warehouse and Wholesale Business (B-4); Light Industrial (I-1); and Heavy Industrial (I-2) zones

### **Retail sales of merchandise/food/agricultural products/plant nursery or greenhouse products**

Principal Permitted Use – Community Center (CC) zone

Adaptive Reuse Project - Warehouse and Wholesale Business (B-4); Light Industrial (I-1); and Heavy Industrial (I-2) zones (with approval of a development plan by the Planning Commission and inside the Infill and Redevelopment Area)

Prohibited Use – all Agricultural (A-R, A-B, A-N, and A-U); all Residential (R-1, R-2, R-3, R-4, R-5, EAR-1, EAR-2 and EAR-3); and Professional Office (P-1) zones (independent of an actual green house or plant nursery)

