

**CITY OF WILLIAMSBURG
ORDINANCE NO. 13-008**

**AN ORDINANCE STATING THAT ALL REAL PROPERTY
PURCHASED BY ANY NON-PROFIT ORGANIZATION
SHALL BE DEEMED PUBLIC/SEMI-PUBLIC PROPERTY**

**BE IT ORDAINED BY THE CITY OF WILLIAMSBURG, KENTUCKY, AS
FOLLOWS:**

CHAPTER 1: DEFINITIONS

- 1.1 NON-PROFIT ORGANIZATIONS:** The definition of a non-profit organization is a corporation or an association that conducts business for the benefit of the general public without shareholders and without profit motive.
- 1.2 PUBLIC/SEMI PUBLIC ZONE:** The public and semi-public zone includes properties currently owned or operated by a public entity or private institution. *Uses* in the public and semi-public zone include but are not limited to the city hall, fire stations, library properties, education facilities, public park-and-ride lots, *utility facilities* and other institutional *uses*. The purpose of the public and semi-public zone is to recognize that public and semi-public facilities and institutions provide necessary services to the community and have their own unique set of circumstances. Factors including size, technological processes, and requirements for municipal comprehensive facility planning and budgeting, capital improvement programs, and compatibility with surrounding land *uses* must be considered when developing public and semi-public facilities. New facilities should include buffers, *landscaping*, and design standards to ensure compatibility with adjacent land *uses* and zones. Sidewalks, open *public spaces* and amenities should be provided to encourage a pedestrian-friendly atmosphere and connections with public transit stops, schools, shopping, services, and *recreational facilities* where appropriate to the character of the neighborhood. The public and semi-public zone is applied to lands used for public and semi-public facilities and institutions designated as public and private facilities on the comprehensive plan land use map. *Master plans* are encouraged for *uses* in the public and semi-public zone.

CHAPTER 2

- 2.1 PUBLIC AND SEMI/PUBLIC ZONE- USE ALLOWANCES:**

A. The following *uses* in Table A are permitted, conditionally permitted, or prohibited in the public and semi-public zone.

Table A. Public and Semi-Public Zone Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED (OR EXCLUDED IN DEFINITIONS)
<p>Arboretum Caretaker Residence, Accessory <i>City Government Facilities and Offices</i> Commuter Parking Lot Conference Center Cultural Facilities Fire Facility <i>Indoor Recreational Facilities; Excluding Sports Clubs</i> K – 12 Educational Institutions (Public or Private) College and or Universities (Public or Private) Open Space Outdoor Recreational Facilities Parks Police Facility Private Storm water Management Facility <i>Public Agency or Utility Office: Non-city</i> Trails Utility Facility</p>	<p><i>Communication Facility, Major and Minor: only when on building or stand-alone</i></p>	<p>Landfill</p>

B. Classified land *uses* not listed or prohibited in Table A may be allowed through completion of a site plan review process.

2.2 PUBLIC AND SEMI/PUBLIC ZONE- DEVELOPMENT STANDARDS:

A. Specific zone-based development standards for the public and semi-public zone in Table B shall apply to the public and semi-public zone as follows:

Table B. Public and Semi-Public Zone Development Standards

Standard	Requirement
Maximum Density: <i>Dwelling Units/Gross Acre</i>	0.10
Minimum Lot Size	6,000 sq. ft.
Minimum Lot Width	60 ft.
Minimum <i>Street Setback</i>	25 ft -Front 20 ft - Rear
Minimum Interior <i>Setback</i>	10 ft on side
Base Height	65 ft.

B. The minimum lot size may be reduced if the *mayor and/or zoning administrator* determines *use on the site* is compatible with adjoining property, does not impair *development* of adjoining property and does not adversely affect the public health, safety or welfare.

C. *Street setbacks*: the minimum *street setback* varies depending on the adjacent zoning:

- (1) Zero feet if adjacent zoning is downtown commercial.
- (2) Twenty-five feet if adjacent zoning is R-1, R-2, B1 or B2.
- (3) *Side setback*: Ten feet in all other cases.

2.3 PUBLIC AND SEMI/PUBLIC ZONE- ADDITIONAL DEVELOPMENT STANDARDS:

A. Where the public and semi-public zone abuts a residential zone, the *mayor and/or zoning administrator* may require a *landscaping* screen in order to screen views of parking lots, accessory *buildings*, or other features within the public and semi-public zone. Aesthetic safety, security, and maintenance

factors shall be considered when considering the type of screen to be employed.

B. Accessory *buildings* and other *structures* shall be *clustered* together to the greatest extent feasible in order to reduce lengthy *buildings* and *impervious surfaces*. Measures to reduce *impervious surfaces* and to promote *low impact development* shall be employed where feasible.

C. Lighting shall be provided for safety of traffic and pedestrian circulation on the *site*. It shall be designed to minimize direct illumination of abutting properties and adjacent *streets*. All accessory buildings must have a minimum setback of five (5) feet from adjoining property lines.

D. Properties abutting lands designated as downtown commercial, downtown residential or regional business shall be subject to design standards of this ordinance.

This ordinance shall take effect after its passage and upon publication.

ENACTED this _____ day of _____, 2013.

First Reading: August 12, 2013.

Second Reading: _____, 2013.

RODDY HARRISON, MAYOR

ATTEST: _____
TERESA H. BLACK, CITY CLERK