

THE NEW
URBAN CODE
FOR
WOODFORD COUNTY
THE CITY OF VERSAILLES
AND
THE CITY OF MIDWAY

REGULATING PLANS
BUILDING PLACEMENT STANDARDS
ARCHITECTURAL STANDARDS
STREETSCAPE STANDARDS
APPROVAL PROCESS

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FERRELL RUTHERFORD ASSOCIATES
19 14th Street S.E. Washington D.C. 20003 telephone (202) 547-7757 facsimile 547-7151
GEOFFFERRELL@STARPOWER.NET SUMMERRUTH@AOL.COM

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PREFACE

Woodford County is a place of exceptional character and quality of life. Its fabric of small towns, villages, and rolling hills present an impressive landscape to visitors and is a source of pride for its residents. In the effort to continue building Woodford County according to its best traditions, its citizens have recognized the need to continue to guide future development. This Code pursues the aspirations of the County's citizens as expressed in the recent *Design for Tomorrow* planning workshops, incorporating the work of previous citizen committees and the mandates of the County's adopted Comprehensive Plan.

These prescriptions encourage an interdependent community through the deliberate strengthening of neighborhoods and public spaces, while providing for a desirable private life for each County resident and property owner. The Code also attempts to reduce the level of uncertainty in the current land use regulations by recommending more objective criteria for the essential elements of design, while allowing greater flexibility in building styles and uses. Overall, it advocates that future growth follow a traditional “town and country” pattern and that it foster healthy public dialogue about that growth.

The following goals adopted in the 1997 Comprehensive Plan for the general development of the County, as echoed in the documents produced by the Woodford County Task Force and County citizens during recent workshops, serve as guidance for this recommended Code:

- ❖ Future land development should be encouraged to be located in centralized compacted patterns rather than decentralized sprawled patterns.
- ❖ Strive to protect recreational, tourist, unique natural areas, and cultural attractions by controlling any development that might harm the surrounding environment of such attractions.
- ❖ Discourage residential development along existing county roads by increasing the road frontage requirement for new land division outside the urban services area and the small community districts.
- ❖ Promote the historic character of Downtown Versailles and Midway through the reuse of old buildings and new construction that accents that character.
- ❖ Support strong, functional neighborhoods through planning and land use regulations designed to encourage the stability of existing neighborhoods.
- ❖ Plan the development of new residential areas around the neighborhood concept by developing new areas as neighborhoods within themselves, or by integrating them into established neighborhoods.
- ❖ Discourage strip commercial activities along major traffic arteries unless specifically designated in the Land Use Plan.
- ❖ Conserve the unique elements of the County's agrarian character, such as the horse farms, in order to promote tourism and its related economic benefits.
- ❖ Support strong, functional small communities through planning and land use regulations, designed to encourage the stability of existing rural settlements.