



FLORENCE MAIN STREET DISTRICT 2021 UPDATE



WHY NOW? The 1994 Florence Main Street (FMS) Zoning Study is overdue for an update: it's vision, guidelines and standards are no longer sufficient to guide the future of Florence's historic Main Street core. In January 2021 Florence Mayor Diane Whalen asked the Boone County Planning Commission (BCPC) to evaluate the FMS District and revise the Boone County Zoning Regulations (text and map) to meet the current vision and goals for Florence Main Street.

HOW? In 2019, the City of Florence hired Sullebarger and Associates to update the historic buildings survey in the Main Street area. In 2020, Yard & Company and Calfee Zoning worked with a committee of Planning Commission and City staff and architectural-engineering professionals to analyze the 1994 FMS zoning and its impact. These initiatives identified the project objectives for this 2021 FMS update.

2021 FMS UPDATE OBJECTIVES

- Revise the FMS district in the [Boone County Zoning Regulations](#) (text and map)
- Expand FMS to include areas identified by the historic buildings survey
- Create user-friendly design & development standards and streamlined review process
- Implement standards that (1) promote an active, walkable, mixed-use district, (2) promote neighborhood and community identity, (3) foster a more urban character that provides needed community services, and (4) establish and maintain the district as an authentic 24-hour destination

WHERE? The 2021 FMS update focuses on the original 49.3-acre FMS district and potential expansion areas (28.3 acres) south to Dixie Highway and north along Girard and Shelby Streets to Kentucky 18.

WHEN? The planning process began in early 2021 and the process of adopting updates to the Boone County Zoning Regulations is expected by the end of 2021.

MORE INFORMATION:

Florence Main Street (FMS) 2021 Update project information is online at the Boone County Planning Commission website here: www.boonecountyky.org/pc.

QUESTIONS AND COMMENTS:

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MAP OF EXISTING & PROPOSED FMS EXPANSION

