

## Pewee Valley Considers Scenic Corridor Design Guidelines

By John Foster

It's no historical preservation ordinance, but the Pewee Valley City Council is once again considering design guidelines for homes and businesses in portions of the city.

The areas along Ky. 146 and Ky. 22 are designated scenic corridors under the Oldham County Comprehensive Zoning Ordinance.

The council is considering guidelines for those corridors, stretching 150 feet from the centerline of the two highways. Many of the guidelines are similar to the Brownsboro area master plan which passed the Planning and Zoning Commission last week: respect and enhance the existing mix of historic design styles; and emphasize fences compatible with the rural character of Pewee Valley, such as the diamond-style fences common throughout the city.

For new developments, consider incentives for landscape buffers or screening above the county requirement. The incentives could include allowing the developer to develop more densely than originally zoned; and all new buildings should have their predominant facade facing the corridor.

Large expanses of paved areas, large featureless buildings and monotonous or franchise-style architecture should be avoided; and parking lots should be screened from view by landscaping, decorative fencing or other methods.

Exterior building materials should be primarily wood, brick or stone and signs should be back-lit. No electronic reader signs allowed.

Green space is encouraged and impervious surface should be limited through materials such as pervious concrete.

Copies of the full proposed ordinance are available at the Pewee Valley town hall.

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