



# DANVILLE-BOYLE COUNTY COMPREHENSIVE PLAN 2025

# ACKNOWLEDGEMENTS

Boyle County would like to thank the following individuals for their commitment and dedication in assisting with the 2025 Comprehensive Plan. Sharing your knowledge, thoughts, and ideas enhanced this body of work and meant a great deal to your community. Additionally, we would like to thank all the community members who participated in and supported this plan.

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*This major revision of the Danville-Boyle County Comprehensive Plan reflects over two years of collaboration, community input, and dedicated work toward a unified vision for our community's growth and development in the future. It is now the task and policy of the Planning Commission to implement this vision in every decision we make, within the areas of authority granted to us by the Boyle County Fiscal Court, the Danville City Commission, the Junction City Council, and the Perryville City Council.*

## OUR VISION

Boyle County is a vibrant and growing community that is committed to support all its citizens, both rural and urban. In the coming years, we envision concentrated growth within the existing urban boundaries. We intend to make urban cores more dense, more walkable, and more attractive for residents and visitors. We will support health, well-being, and connection through diverse housing, efficient roads, a network of trails and bikeways, and thriving parks and recreation.

# INTRODUCTION

This is a plan to bring the community vision of Boyle County to life, helping address community needs, guide development decisions, and align projects and policies with the community's long-term future. This plan will serve as a resource for the public, developers, staff, legislative bodies, and community partners, enabling everyone to contribute to Boyle County's success.

A Comprehensive Plan provides a clear and concise vision for a community and creates a 20-year roadmap to achieve that vision. It is a policy document that outlines the long-range vision for land use, community facilities, transportation, housing, and economic development. While this plan looks forward to 2045, it will be reviewed and updated every five years to respond to changing conditions.

For Danville, the county seat, this Comprehensive Plan builds on the adopted Downtown Master Plan: Reimagining Downtown Danville (2020-21), which outlines a bold and people-focused vision for the future of downtown. That plan emphasizes connectivity, streets for everyone, reinvestment in housing and businesses, new civic and cultural spaces, and stronger connections between Centre College and downtown. By incorporating the Downtown Master Plan into this countywide framework, Boyle County ensures that Danville's role as the county's hub is fully aligned with regional goals for growth, vitality, and quality of life.

A Comprehensive Plan is required by state law for governing bodies that establish and enforce zoning regulations. Chapter 100 of the Kentucky Revised Statutes establishes the purpose and requirements for a Comprehensive Plan (KRS 100.183 to 100.197) as outlined below.

The Goals and Objectives of this plan on the following page were written in 2024 and approved by the Danville-Boyle County Planning Commission, Boyle County Fiscal Court, Danville City Commission, Junction City Council, and Perryville City Council.

# GOALS & OBJECTIVES

## Create Quality Neighborhoods

- a. Protect existing neighborhoods by encouraging conformity to the existing character for new development or redevelopment.
- b. Enable the development of mixed-use areas that will allow residents to walk short distances from home to destinations that meet their daily needs.
- c. Encourage the use of neighborhood-enhancing elements, such as open space retention, street trees, roadway connectivity, neighborhood-serving businesses, and connection to community centers, such as parks or schools.

## Expand Housing Options

- a. Enable the production of affordable housing and a diverse housing stock.
- b. Increase housing opportunities and supporting amenities, such as for residents to age in place.

## Grow a Diverse Economy

- a. Encourage recruitment and retention of clean, diversified industry through the redevelopment of underutilized industrial land or development of industrial parks and associated infrastructure.
- b. Enable infill and redevelopment in the urban cores of each city.
- c. Encourage development of related agricultural businesses and support services to assure high quality agricultural production.
- d. Provide entertainment and other quality of life opportunities that attract and retain a diverse work force.

## Build a Healthy Community

- a. Expand access to walking, cycling, and recreational facilities.
- b. Promote safety and connectivity of roadways, sidewalks, bike lanes, and trails.
- c. Establish minimum standards for greenspace and open space for all new development projects.
- d. Protect existing tree canopy and establish standards to provide additional tree canopy for new development projects.
- e. Review minimum standards for sidewalks, drainage, utilities, landscaping, and right-of-way easements for future utility needs.

## Preserve Community Resources

- a. Preserve historic destinations to enhance tourism and education of Boyle County's historic significance.
- b. Allocate an adequate supply of developable land to accommodate anticipated growth within the Urban Service Area.
- c. Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.
- d. Set standards of development for agricultural land division to minimize the impact on farming activities and to preserve the rural character outside of the Urban Service Area.
- e. Protect environmentally sensitive areas by restricting development near karst areas (sinkholes), floodplains, steep slopes, and waterways.
- f. Identify and protect natural resources and landscapes before development occurs.



# COMPONENTS OF THE PLAN

## ***Goals and Objectives***

[KRS 100.187 \(1\)](#)

This section will provide direction for the remainder of the plan and guidance for land use and policy decisions.

## ***Base Study and Community Background***

[KRS 100.191 \(1-4\)](#)

Comprehensive inventory of the county which includes demographics, existing conditions of the community, and projections for population, housing, and land use needs.

## ***Elements***

[KRS 100.187 \(2-6\)](#)

This section is the heart of the plan and provides the means to accomplish the Goals and Objectives. State law requires a comprehensive plan to include land use, transportation, and community facilities. This plan will also address housing, economic development, flood control, pollution, conservation, regional impact, natural resources, and preservation.

*Per KRS 100.187, Boyle County does not contain, nor does it directly border, any military installations, therefore, no additional provisions are necessary to comply with this requirement.*

## ***Implementation***

This section provides actionable steps to bring the community vision to life.

# USER GUIDE



**Staff** may refer to this plan when reviewing zone changes or development requests, and when writing regulatory amendments.



**Legislative Bodies** may refer to this plan when making decisions on zone changes or regulatory amendments to ensure that the long-term vision for the community is a consistent point of reference. This plan will be used to guide projects and priorities for the community over the planning period.



**Residents** may refer to this plan when addressing proposals and other matters before the Legislative Bodies, appointed boards, and commissions. This plan will serve as a common point of reference and inform the community of potential growth.



**Members of appointed boards and commissions** may refer to this plan for guidance when making recommendations to the legislative bodies or when deciding on development applications.



**Developers, property owners, builders, and anyone helping build our community** may refer to this plan for minimum design criteria, development plan review, approval processes, and required permitting to enhance the community vision.



**Community partners, non-profits, business leaders, and educational organizations** may refer to this plan to identify and implement mutual goals to help achieve the community's vision.

# PLANNING PROCESS

The development of this plan began in the Spring of 2023 when the Boyle County Fiscal Court, Danville City Commission, Junction City Council, Perryville City Council, and the Danville-Boyle County Planning Commission decided to work together on updating the 2017 Comprehensive Plan. The kickoff meeting was held on August 24, 2023, and the plan update was officially underway. This effort was done in collaboration with the Bluegrass Area Development District, who helped guide the community through a series of visioning meetings in the Fall of 2023 and provided support on the base study and framework of the plan.



## ***Visioning Meetings***

A series of visioning meetings were held in the Fall of 2023 following the initial kick-off meeting. There were three meetings that were held in Danville, two meetings in Junction City and Perryville, one in Parksville, and one in Forkland. These meetings provided an opportunity for public input that helped provide the direction and vision of the plan.

## ***Comprehensive Plan Committee***

A committee comprised of four Planning Commissioners and the Planning Director was created in order to guide the development and direction of the Comprehensive Plan.

## ***Stakeholder Meetings***

In addition to public meetings, staff garnered input from stakeholders including schools, utilities, and elected officials. Stakeholders provided information that is included in the base study, and helped provide further insight into community needs and desires for the future.

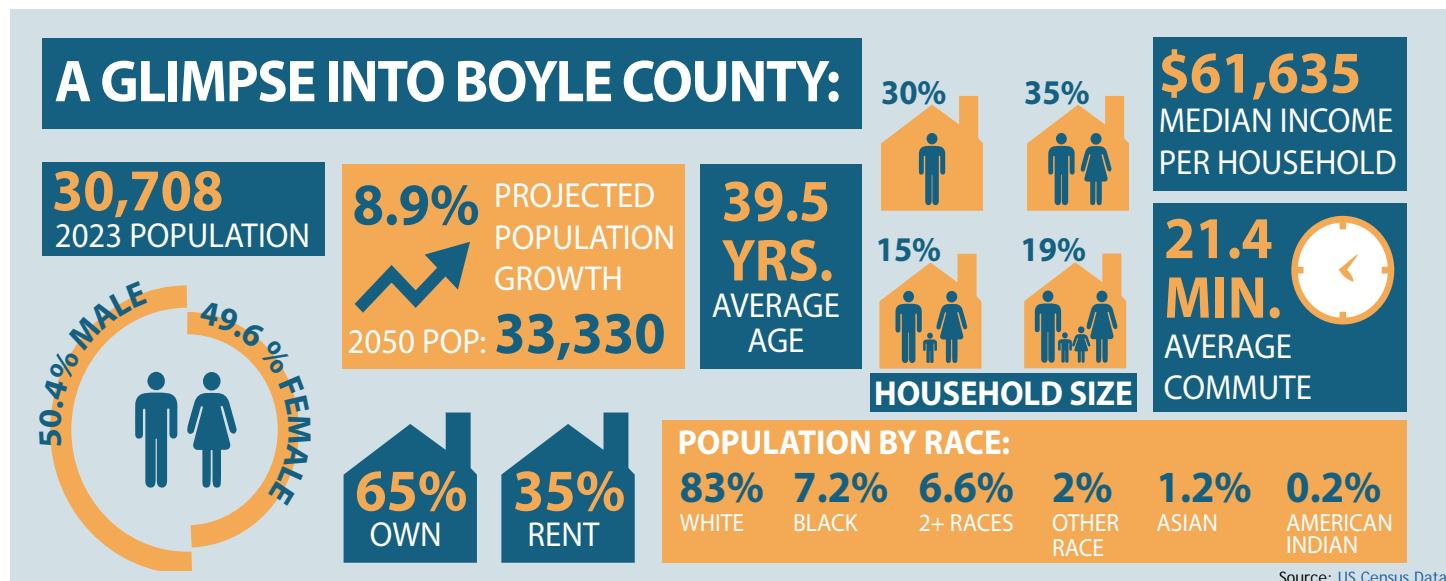
## ***Future Land Use Map Meetings***

A series of meetings were held in the Fall of 2024 to introduce the draft Future Land Use Map (FLUM) to the public. The public had the opportunity to comment on the map and provide feedback.



# COMMUNITY BACKGROUND

This section is in accordance with KRS 100.191, which requires an overview of Boyle County's past and present demographics, future trends, and projected needs for land use, housing, community facilities, and jobs. Boyle County has a diverse community profile shaped by its historic small towns, strong agricultural base, and the regional role of Danville as the county seat. Together, these factors form the foundation for understanding the county's demographic, economic, and land use characteristics, which guide thoughtful planning decisions and long-term growth management.



# POPULATION

*Population as of 2023*

**BOYLE COUNTY:**  
**30,708**

Source: [US Census Data](#)

**DANVILLE:**  
**17,235**

Source: [US Census Data](#)

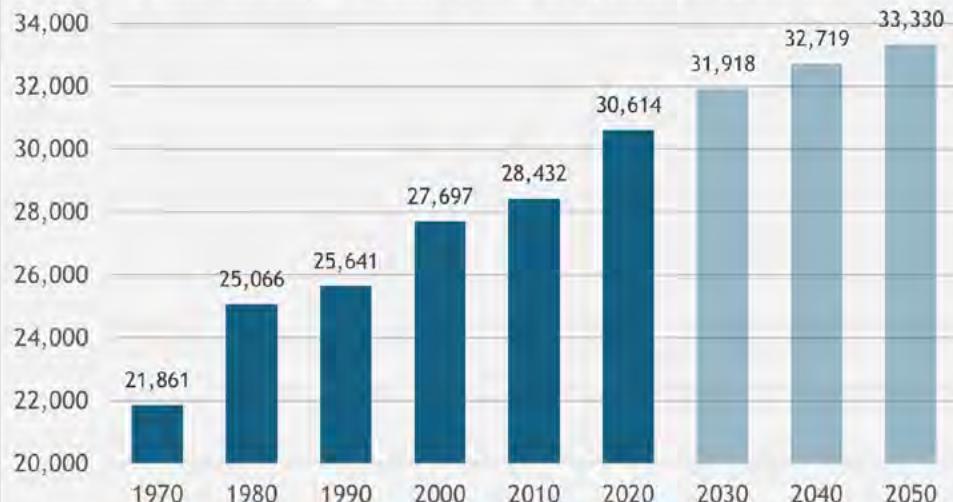
**JUNCTION CITY:**  
**2,441**

Source: [US Census Data](#)

**PERRYVILLE:**  
**813**

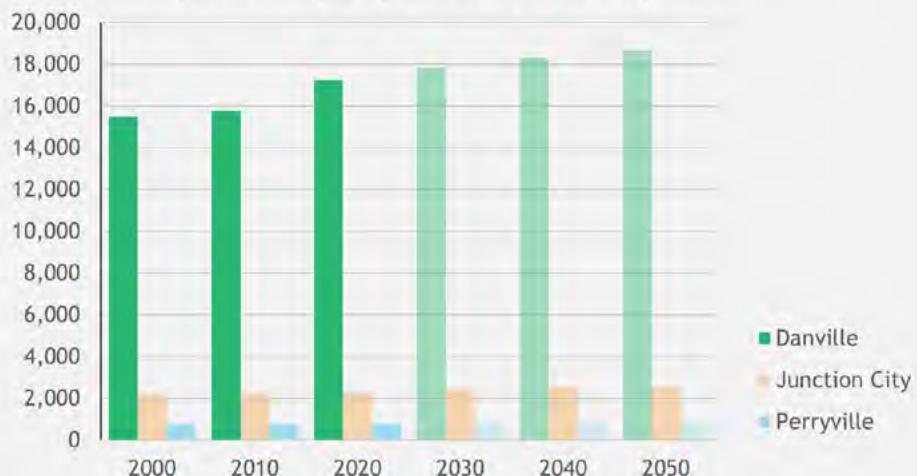
Source: [US Census Data](#)

Boyle County - Historic and Projected Population



Source: [US Census Data](#)

Population by City - Historic and Projected



Source: [US Census Data](#)

Boyle County is projected to grow at a rate of 8.9% from 2020 to 2050, which is slightly less than Kentucky's overall population growth projection at 10.8%. However, the average growth rate across the state is 6.2%, due to several counties projecting population shrinkage.

The population projections for Danville, Junction City, and Perryville were based on each city's average percentage of the County's population from 1990 to 2020. To estimate each city's future population, we applied these averages to Boyle County's overall population projections. This method was chosen because each city's portion of the population has remained relatively stable over the past 30 years, even with annexations, as shown in the table below.

Year	Population Totals				Percentage of Boyle County Population		
	Boyle County	Danville	Junction City	Perryville	Danville	Junction City	Perryville
1990	25,641	14,454	1,980	775	56.37%	7.72%	3.02%
2000	27,697	15,477	2,184	763	55.88%	7.89%	2.75%
2010	28,432	15,760	2,241	740	55.43%	7.88%	2.60%
2020	30,614	17,234	2,268	782	56.29%	7.41%	2.55%
	30 Year Average:				55.99%	7.72%	2.73%

Source: [US Census Data](#)

*The projections for Danville, Junction City, and Perryville are based on each city's historical share of the county population from 1990 to 2020, and these proportions are assumed to remain consistent through 2050. This analysis addresses KRS 100.191(2) by providing information on current and projected population trends to guide planning decisions.*



# AGE & SEX

Boyle County Age Distribution Percentages (2023)



Source: [US Census Data](#)

MEDIAN AGE

BOYLE COUNTY:  
39.5

Source: [US Census Data](#)

KENTUCKY:  
39.1

Source: [US Census Data](#)

UNITED STATES:  
39.2

Source: [US Census Data](#)

Median Age Trends

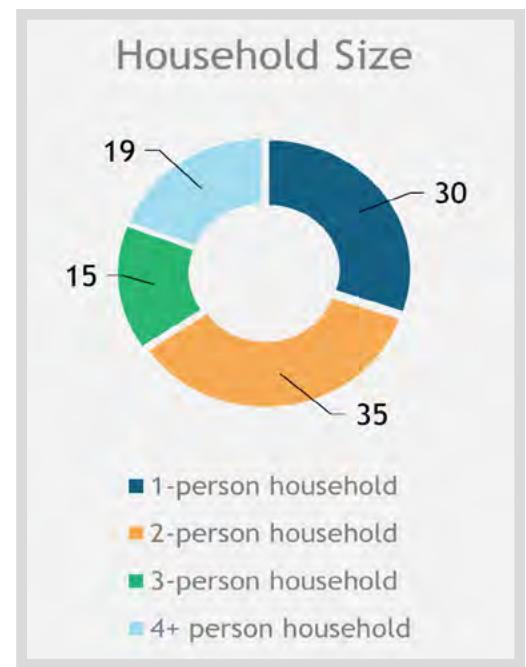
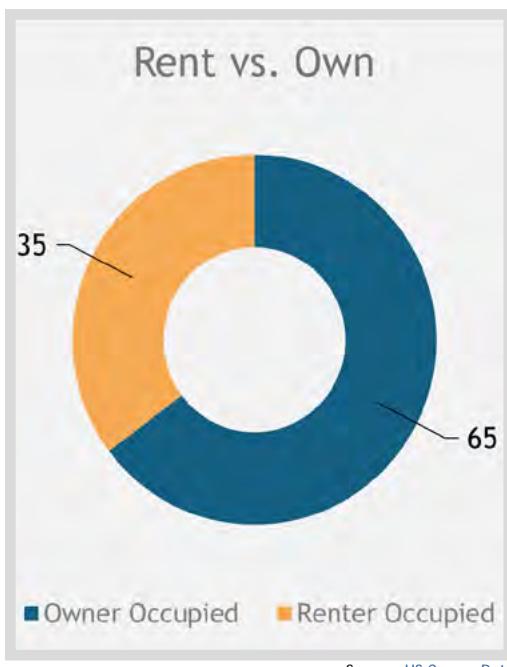
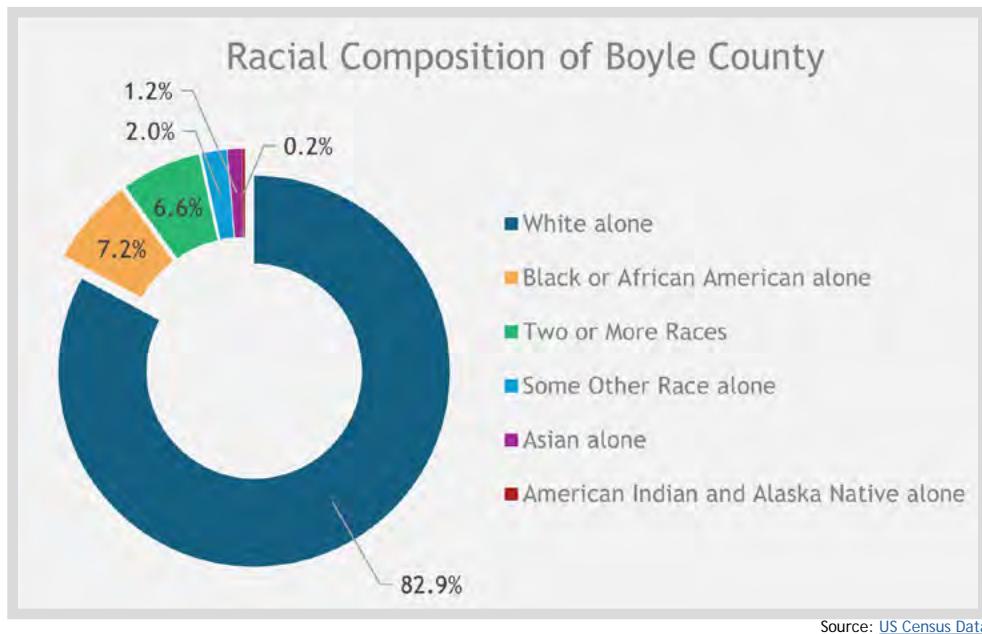


Source: [US Census Data](#)

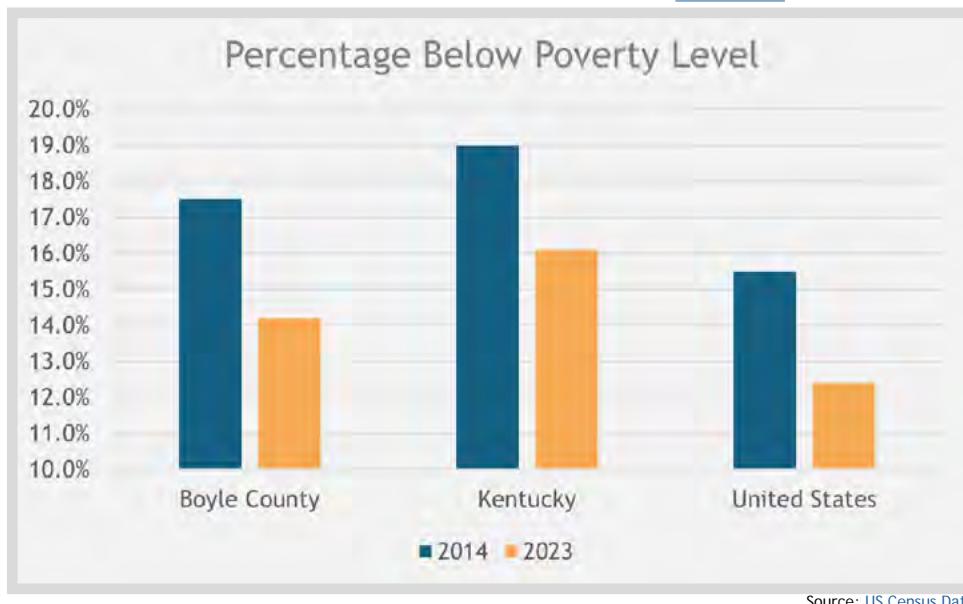
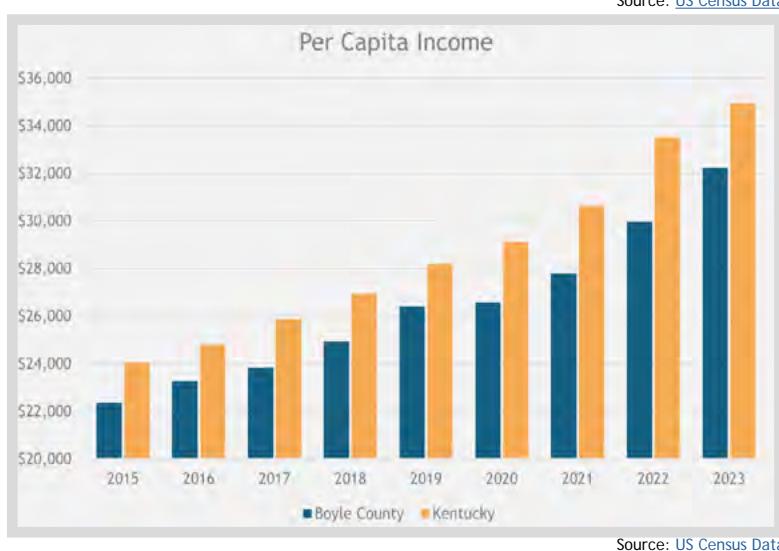
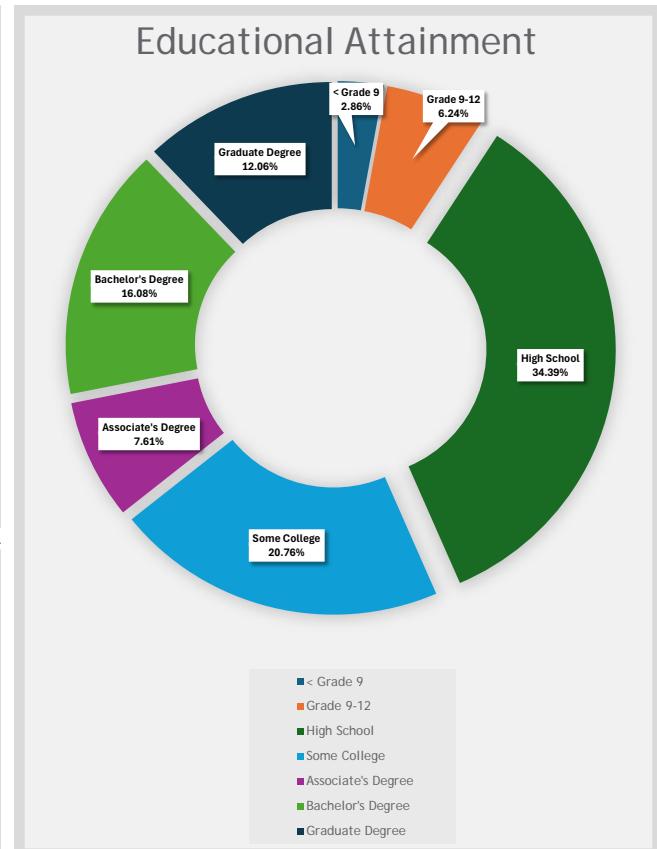
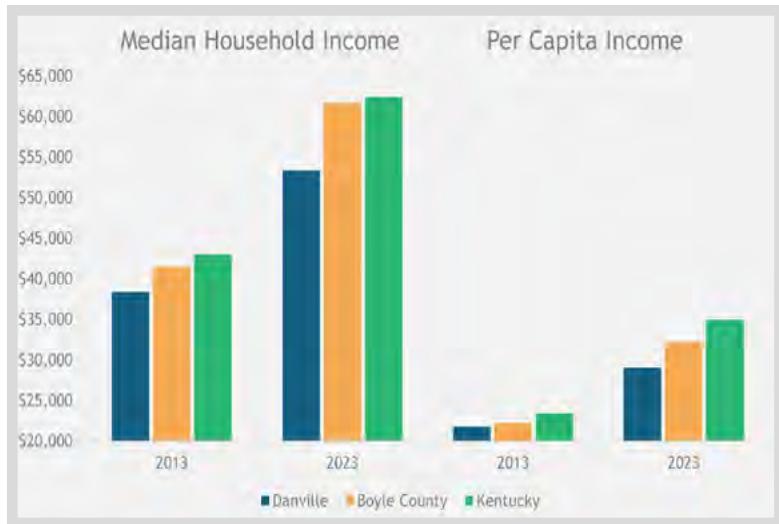
## KEY TAKEAWAY

In 2023, the median age of Boyle County residents was 39.5 years, which is older than Kentucky's median age at 39.1 years and the U.S. median age at 39.2 years. The median age of Boyle County has **decreased** over the past ten years, which contradicts the trend occurring nationally and at the state level.

# RACE & HOUSEHOLDS



# EDUCATION, INCOME & POVERTY



## PERCENTAGE BELOW POVERTY

**BOYLE COUNTY:**  
14.2

Source: [US Census Data](#)

**KENTUCKY:**  
16.1

Source: [US Census Data](#)

**UNITED STATES:**  
12.4

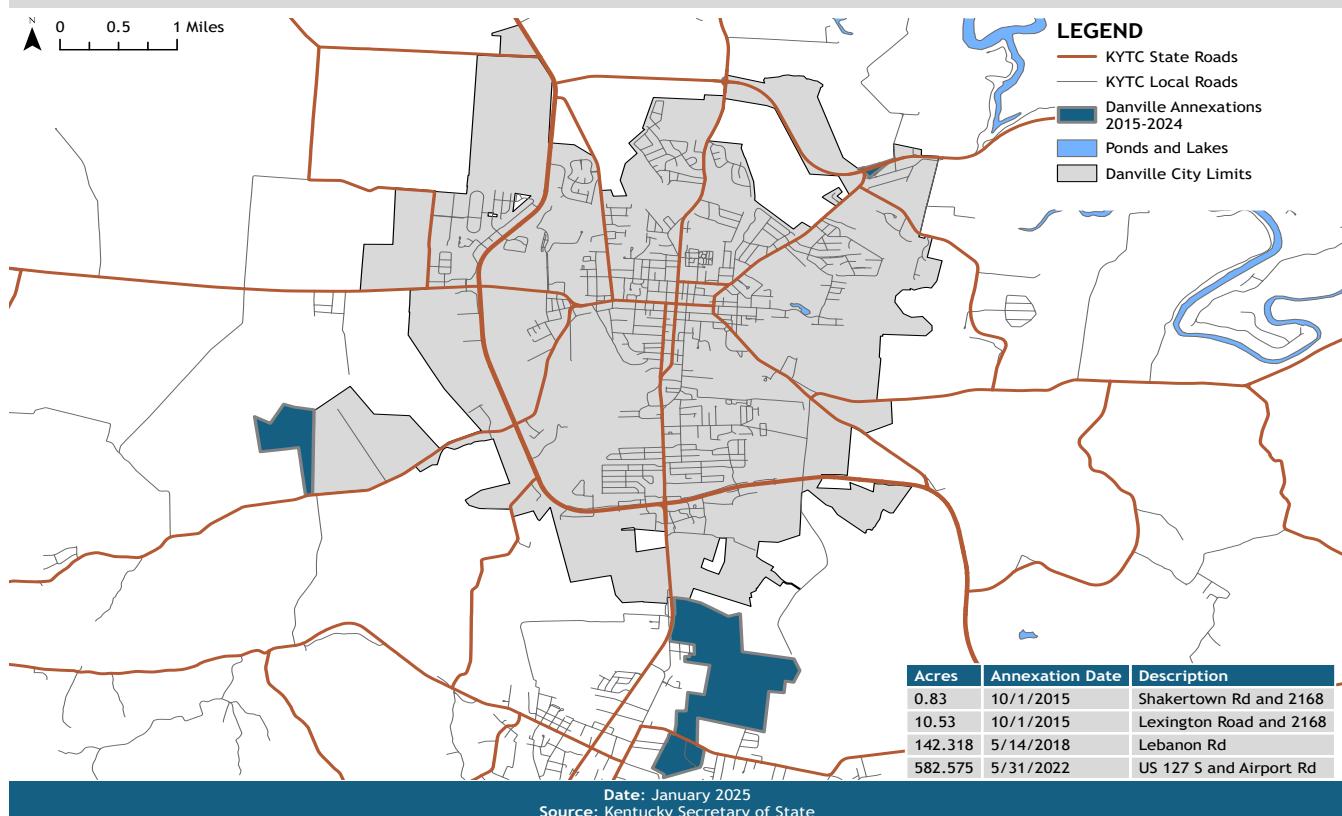
Source: [US Census Data](#)

KEY TAKEAWAY

The percentage of population in Boyle County **below the poverty** line has decreased since 2014, at a higher rate than both the state and national percentages. Boyle County's percentage has decreased by 3.3%, Kentucky's has decreased by 2.9%, the United States' has decreased by 3.1%. There are 3,946 people in Boyle County living below the poverty level.

# CITY ANNEXATIONS

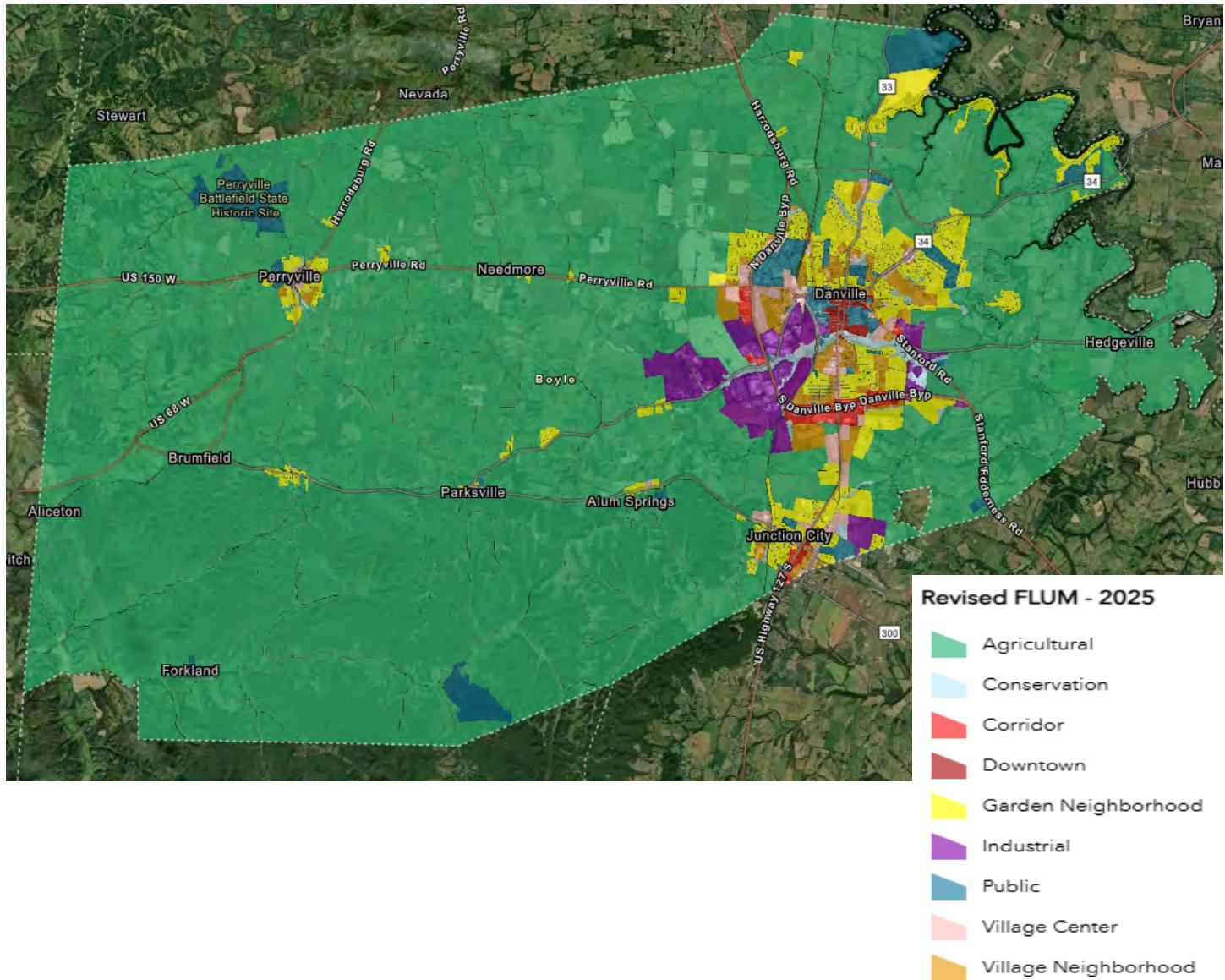
## CITY OF DANVILLE ANNEXATION MAP



## JUNCTION CITY ANNEXATION MAP



# 2025 FUTURE LAND USE MAP



*The Future Land Use Map is the cornerstone of this Comprehensive Plan. It translates our community's goals into a clear framework for land use, guiding zoning, subdivision approvals, and development decisions. By concentrating growth within urban areas, preserving rural character, and strengthening connections through housing, transportation, and recreation, the map ensures that every planning decision moves Boyle County closer to its long-term vision.*

# CREATE QUALITY NEIGHBORHOODS

***Supporting thoughtful neighborhood development is central to fostering a vibrant community.***

This section outlines strategies and principles aimed at designing neighborhoods to promote walkability, mixed-use, and diverse housing options. By prioritizing these elements, as well as access to amenities such as open spaces or trails, this plan can help neighborhoods feel connected and provide a high quality of life for residents. This plan focuses on development both within and adjacent to neighborhoods while minimizing development throughout the remaining rural parts of the county.

## OBJECTIVES

- a. Protect existing neighborhoods by encouraging conformity to the existing character for new development or redevelopment.
- b. Enable the development of mixed-use areas that will allow residents to walk short distances from home to destinations that meet their daily needs.
- c. Encourage the use of neighborhood-enhancing elements, such as open space retention, street trees, roadway connectivity, neighborhood-serving businesses, and connection to community centers, such as parks or schools.



# CHALLENGES & OPPORTUNITIES

**Danville City Limits have expanded.** The City of Danville has annexed 736 acres since 2015. The majority of this land is located south of Danville to incorporate the airport into the city. The additional area annexed follows predicted growth patterns, with most development anticipated south of the Danville Bypass. Enough land currently exists within Danville, Junction City, and Perryville city limits to meet the predicted future housing and development needs. This provides an opportunity to direct growth strategically inside city limits, protect agricultural land, and ensure that future development is coordinated with community goals and infrastructure planning.

**Boyle County's population growth is projected to be slower than the State average.** Boyle County's population is projected to increase by 2,700 people from 2020 (30,614 people) to 2050 (33,330 people). According to *The Kentucky: By the Numbers Data Series*, Kentucky's population is projected to increase by 676,966 people from 2020 (4,672,754 people) to 2050 (5,349,720 people). This provides an opportunity for thoughtful development that preserves community character and ensures that infrastructure and services are being provided at the best possible quality for all residents.

**Housing shortage across price points.** The 2024 Kentucky Housing Corporation study calculates a housing gap for both rental and owner-occupied units of about 1,700 in 2024, projected to grow to 2,500 by 2029. The number of units available for rent or for sale remains well below state levels, and Boyle ranks in the top ten counties for housing gaps on a per capita basis. The shortage of units for sale exists across all price levels, from entry homes to larger homes, while the shortage of rental units is particularly concentrated in the entry-level and more affordable category. This provides an opportunity to expand the diversity of the housing stock, encourage development that meets needs across income levels, and explore strategies that improve affordability and access to housing for all residents.

# VILLAGES

*The concept of villages is based on the premise of 15-minute neighborhoods, which is a recognized planning principle that promotes the vision that all essential services and amenities are accessible within a 15-minute walk or bike ride from your home. While this plan does not mandate or require actions to be taken, it sets a vision for the types of development we would like to encourage, both within existing villages and in new areas. This plan has designated twenty-three villages throughout Boyle County with the intent of fostering the following features within each village:*

**Proximity to Daily Needs:** Each village should give residents access to most, and ideally all, essential services without needing a car. These services include grocery stores, healthcare facilities, schools, parks, restaurants, public transportation, and workplaces. When these amenities are located nearby, people can rely less on driving, which helps reduce traffic congestion, cut carbon emissions, and improve air quality for all residents.

**Walkability & Bikeability:** Streets within villages should be designed with pedestrians and cyclists in mind by providing safe, well-lit bicycle or pedestrian infrastructure. This creates a more enjoyable and efficient way of moving around the neighborhood and reduces the need for car trips, benefiting both individuals and the environment.

**Mixed-Use Zoning:** The Future Land Use Map designations should allow for the integration of residential, commercial, and recreational spaces through mixed-use zoning in the designated areas.

**Greenspaces:** Greenspaces, such as parks, gardens, and tree-lined streets, should be provided in each of the villages to offer areas for recreation and social interaction, and to promote the overall health and well-being of residents.

***The 23 villages of Boyle County are outlined below:***

## **1. Downtown**

Downtown consists of the area around the central core of the city, bounded on the south by Clarks Run, on the west by the railroad, on the east by a tributary of Clarks Run and Wilderness Road, and on the north by Broadway. It includes the central business district along Main Street and 2nd to 4th Streets, as well as Centre College, Ephraim McDowell Regional Medical Center, and the Kentucky School for the Deaf (KSD) and their properties. The area is primarily commercial, with limited housing mostly located north of Main Street and west of 4th Street. Walkability is strong throughout, with sidewalks along most streets, and the Main Street Streetscape Project has significantly improved safety and pedestrian access in the core area. The village is predominantly designated as Central Business and Public, with a large Conservation area along Clarks Run. A smaller Village Neighborhood designation appears on the northern boundary, and two small tracts along the west boundary are zoned Industrial. Future challenges include integrating more housing within the core—both above and adjacent to commercial uses—and continuing to support the revitalization of downtown businesses.

## **2. Baughman**

This area is primarily low-density residential, with a mix of Garden Neighborhood and Village Neighborhood designations. It is bounded on the south by the Danville Bypass, on the west by Hustonville Road (South 4th Street), on the north by Clarks Run, and on the east by Gose Pike. A commercial corridor runs along Hustonville Road and the Danville Bypass, including the Danville Manor Shopping Center. This business area features restaurants, retail outlets, offices, and churches. Walkability within the Garden and Village Neighborhoods is generally poor, with limited sidewalks and narrow streets. Most businesses are located along the west and south perimeter and are primarily accessible by car. However, Hustonville Road and the Danville Bypass are served by public transit, providing connections to the rest of Danville. Future challenges include improving walkability within the village—particularly through the addition of sidewalks on Baughman Road—and addressing traffic flow along and between Hustonville Road, Gose Pike, and Baughman Road.

## **3. Southwest**

This area is primarily low-density residential, with a mix of single-family homes, duplexes, and some multifamily dwellings, as well as a commercial corridor along Hustonville Road and the Danville Bypass. The neighborhood is firmly bounded by Hustonville Road, the Danville Bypass, the railroad, and Clarks Run, and it is well served by infrastructure, including water, sewer, and utilities. Zoning is mostly R1A and RM2, with smaller areas designated for Manufactured Home Parks (MHP) and Industrial Business District (IBD). The commercial corridor is zoned Highway Business (HB). The Future Land Use Map (FLUM) suggests converting existing industrial zones within the village to Village Neighborhood. There is good access to groceries and restaurants—such as Aldi, Dollar General, and Kroger—though walkability is generally poor aside from a few streets. Businesses are concentrated along the eastern and southern edges and are primarily accessed by car. There are currently no parks or playgrounds in the area, but two small tracts have been identified in the FLUM as potential public spaces. Hustonville Road and the Danville Bypass are served by public transit, providing access to the rest of Danville. Future challenges include improving walkability and strengthening connections to other nearby villages.

## 4. Hustonville Road West

This area is primarily commercial (Corridor) and agricultural land, located south of the Danville Bypass and west of Hustonville Road. The village boundary extends west to the railroad and south to the city limits. There is currently no residential development within the village, though areas designated as Village Center along Hustonville Road and Village Neighborhood to the west of the Village Center suggest potential for future growth. The external boundaries to the north, east, and west are fixed, while the southern boundary remains open. Walkability is not currently a factor, as all businesses are accessible only by car. Small portions of the village lie within the floodplain and are designated as Conservation areas.

## 5. Hustonville Road East

This area consists primarily of commercial (Corridor) and agricultural land located south of the Danville Bypass and east of Hustonville Road. The village boundary extends east to Gose Pike and approximately to the city limits on the south. A large development currently underway in this area—south of the Bypass and west of Gose Pike—illustrates a desirable progression from Corridor (commercial) to Village Neighborhood (higher-density residential with some multifamily housing), and finally to Garden Neighborhood (single-family residential). Future Village Center, Village Neighborhood, and Garden Neighborhood areas are also identified along the western edge of Hustonville Road. Walkability is not currently a feature of the area but should be a key component in planning future residential development. While the village's north, west, and east boundaries are fixed, the southern boundary remains open. A small Conservation area, designated for gas line easements, now separates the Village Neighborhood and Garden Neighborhood tracts under development.

## 6. Stanford Avenue

This village is primarily defined by the area surrounding Stanford Road and north of Clarks Run, extending from the junction of East Walnut Street and Stanford Road to the point where Stanford Road meets Clarks Run, east of the stone quarry. It includes large areas of Conservation land along Clarks Run and public land such as Admiral Stadium and the adjacent athletic fields, which give the village its name. The area also includes Pioneer Playhouse and the Old Crow Inn. Existing housing along Stanford Road falls under the Village Neighborhood designation, while several sections along the south side of Stanford Road are designated Village Center to support a mix of business and residential development. The Danville trail system runs through this village, adjacent to Clarks Run and behind Admiral Stadium, crossing Stanford Road and continuing toward East Main Street. Currently, there is little pedestrian connectivity along Stanford Road, and improving walkability should be a key consideration in any future development in this area.

## 7. East Main

This village encompasses a section of Danville's eastern perimeter and includes significant low- and medium-density residential areas surrounding East Main Street. It is bounded on the south by the Admiral Place village, on the west by Wilderness Road and East Lexington Avenue, on the north by the Indian Hills village, and on the east by the city limits. The area is largely developed, with limited potential for future expansion. Designated Village Center areas are located along East Lexington Road, along Wilderness Road, and near the Landmark nursing facility. A large Conservation area occupies the northeast corner, situated within the floodplain. Some undeveloped land along the northern boundary is designated as Village Neighborhood and may also provide a potential route for a future eastern connector road. Walkability within the East Main Garden Neighborhood is generally strong, with sidewalks present throughout. The Danville trail system connects to East Main Street, supporting bike and pedestrian traffic southward toward Admiral Place village.

## 8. Indian Hills

This village is located along the eastern perimeter of Danville and includes the mostly low-density residential areas of Indian Hills. It is bounded on the south by the East Main village, on the west by East Lexington Avenue, and on the north and east by the Danville Country Club. A Village Center corridor is designated along East Lexington Road. Undeveloped land along the southern edge of the village is designated as Village Neighborhood and may also serve as a potential route for a future eastern connector road. Walkability varies throughout the area—some streets, such as Grabruck Street, have sidewalks, while others in the Garden Neighborhood do not. Although walking access to the East Lexington Avenue Village Center, which includes restaurants and businesses, is possible, most residents rely on cars. The village is largely developed, with the southern section offering the only opportunities for future growth or infill.

## 9. Bellevue

This residential area features a mix of low-density (Garden Neighborhood) and moderate-density (Village Neighborhood) housing. It is bounded on the west by North 3rd Street (Shakertown Road) and on the east by East Lexington Avenue, extending south to include the Garden Neighborhood around Danville High School and north to encompass the Candlewood and Green Acres areas, both Garden Neighborhoods. The village loosely centers around public zones such as Danville High School, Bellevue Cemetery, and a Conservation area north of the cemetery. Future infill potential exists for Village Center and Village Neighborhood blocks north of the cemetery and south of Candlewood, as well as potential development on the north side of Green Acres, which could follow a graduated pattern from Village Center to Village Neighborhood to Garden Neighborhood. Walkability is generally good but more limited in the Garden Neighborhoods of Candlewood and Green Acres. Currently, there is no connection between these two neighborhoods, which, if established, could enhance walkability and encourage greater use of public spaces. Key challenges include better integrating these neighborhoods while improving walkability and providing Village Center amenities.

## 10. Jackson Park

This village consists mainly of residential areas north of the downtown core, bounded on the east by 3rd Street, on the west by the railroad, and on the north by mostly developed areas surrounding Jackson Park. Jackson Park serves as a central public space for the village. Residential zones are primarily Garden Neighborhood (low density) and Village Neighborhood (higher density). A small Village Center district has been identified just north of the Great American Dollhouse Museum, offering potential for future commercial amenities. There is little undeveloped land within the village, and its composition and boundaries are unlikely to change significantly. Key challenges include enhancing amenities and usage of Jackson Park and improving walkability, as few streets have sidewalks and most are narrow.

## 11. Brookcove

This village consists mostly of Garden Neighborhood (low-density residential) areas and is bounded on the south by the Jackson Park and Bellevue villages, straddling both sides of Shakertown Road. It includes the existing developments of Streamland and Colonial Heights and extends north to the city limits, encompassing Danville Christian Academy on the east side of Shakertown Road. A large section of land along the floodplain—including parts of developed Streamland—is designated Conservation. Potential Garden Neighborhood areas are identified south of the existing developments, representing opportunities for future growth. A small Village Center is located along Shakertown Road, currently occupied by the Brookcove Center, but it is primarily accessible by car rather than on foot. Possible future Village Neighborhood and Garden Neighborhood developments are shown north of Brookcove Center, reflecting a potential progression of residential densities.

## **12. West Danville**

This area lies east of the Danville Bypass and south of Perryville Road (south of the Boyle County school complex), bounded on the east by Lebanon Road and on the south by industrially zoned and developed lots. It is primarily medium-density residential, designated as Village Neighborhood, which includes some undeveloped land adjacent to existing residential areas. Undeveloped land along the west and north boundaries is designated Village Center, allowing for a mix of residential and commercial development if proposed. Some existing businesses along Lebanon Road are also designated Village Center, though they are currently accessible only by car. Walkability within the residential areas is limited due to narrow streets and a lack of sidewalks.

## **13. Bluegrass**

This village includes the existing residential development of Bluegrass Estates and is bounded by the Danville Bypass to the east, Perryville Road to the south, Bluegrass Pike to the west, and the existing development boundary to the north. It represents a relatively complete village concept, featuring low-density residential areas (Garden Neighborhood) alongside higher-density zones (Village Neighborhood). Village Center areas correspond to existing commercial developments along the Danville Bypass, which include offices, small businesses, and several eateries. Overall walkability within the village is good, and some pedestrian and bike traffic currently uses the traffic signal at Man O' War Drive to access Millennium Park across the Bypass. Strengthening this connection could be a valuable future opportunity. Future development in the village should require shared use paths to maintain biking and walking connections.

## **14. Millennium Park**

Centered around Millennium Park, this village includes primarily public land within the park and the Boyle County School complex. It is bounded on the west by the Danville Bypass, on the east by the railroad, and extends north to the city limits. The northern area features a large low-density residential zone (Garden Neighborhood) encompassing the existing Lannock and Argyle neighborhoods, along with a smaller medium-density area (Village Neighborhood) around Argyle Woods Drive. The southern section includes commercial (Village Center) uses such as medical and healthcare facilities and a commercial business. Additional Village Center areas are located along the Danville Bypass north of the schools and adjacent to the park, including the current Animal Rescue and Kentucky Utilities sites. There is little potential for future development within the village. Walkability is generally good within the Garden Neighborhood, where sidewalks connect to Millennium Park; however, access to businesses is currently limited to car travel.

## **15. Perryville Road South**

This village consists largely of undeveloped land west of the Danville Bypass and south of Perryville Road. Existing commercial development on the northwest edge includes the former Walmart shopping center, extending south to Walker Trail Senior Living and Davco, designated as Corridor. Large tracts south of this area are zoned Industrial and could represent a future expansion of the industrial park along Lebanon Road, moving further north. To the west of the current commercial Corridor, a large tract of Village Neighborhood and a smaller Village Center area extend north to Perryville Road, indicating potential for a new mixed-density residential development interconnected with businesses and providing access to Perryville Road and Summit Drive. Because much of this village remains undeveloped, any future proposals should align with the goals of creating a 15-minute neighborhood, as outlined above.

## **16. Goggin**

This village is located north and east of Danville Country Club and is bordered on the west and north by Lexington Road. Goggin Lane runs through the center, extending into more rural areas outside the city limits. The entire area is designated as low-density residential (Garden Neighborhood). There is no pedestrian or bike connection to other villages, and amenities such as grocery stores, shops, and offices are accessible only by leaving the village.

## **17. Junction City**

This village encompasses the area of Junction City west of Route 127 and features a well-balanced mix of Village Center, Village Neighborhood, and Garden Neighborhood zones, including both existing areas and potential future developments. Public spaces include Junction City Elementary, school grounds, and the Junction City Cemetery, while Corridor zones contain businesses along Route 127 and Conservation zones follow the floodplain adjacent to the railroad. Connectivity within the village is very good, and most services are available, although access is primarily by car. Opportunities exist for future development and infill to expand business and low- to medium-density residential areas. Additionally, future interconnection across Route 127 to Shelby City should be considered.

## **18. Shelby City**

This village covers the area of Junction City east of Route 127, including Hustonville Road where it splits from Route 127. It is bordered on the east by the Danville Airport (Stuart Powell Field) and on the south by the Boyle County line. The village features a well-balanced mix of Village Center, Village Neighborhood, and Garden Neighborhood zones, encompassing both existing and potential future developments. A larger existing Corridor area includes businesses along Route 127.

## **19. Parksville**

This well-defined rural village is located at the intersection of Route 34 (Lebanon Road) and Alum Springs Road, including sections along Harberson Road and Parksville Crosspike. It features a mix of Garden Neighborhood and Village Center areas, along with a public space designated for the cemetery. Existing businesses at the core of Parksville provide local access and gathering opportunities. All connections within the village are primarily by car.

## **20. Mitchellsburg**

This well-defined rural village is located along Route 34 (Lebanon Road) and centered around the intersections with Mitchellsburg Road and Scrubgrass Drive. The area features a large Garden Neighborhood zone, with smaller designated Village Center areas. All connections within the village are primarily by car.

## **21. Forkland**

A well-defined rural village shown as mostly Agricultural land. Forkland has a rich agricultural heritage and needs thoughtful development to preserve its character.

## **22. Mocks Creek**

Located in Boyle County outside the northern bypass (Route 2168), this village includes the existing residential areas of Hunt Farm, Mocks Creek Road, and Gwinn Island Road. It straddles Shakertown Road and is primarily composed of Garden Neighborhood (low-density residential) areas. Smaller sections of Agricultural and Village Center zoning appear on the south and east edges to accommodate existing uses. The village extends northward to the State Correctional facility at Northpoint.

## **23. Perryville**

This village is clearly defined by the outer boundaries of the city of Perryville and features a well-balanced mix of Garden Neighborhood, Village Neighborhood, and Village Center zones, along with Public spaces and Conservation areas. A small Corridor area is designated along Perryville Road (Route 150). Existing businesses and residences populate the Village Center areas, while Garden Neighborhood zones include current low-density residential areas and potential future expansions. Village Neighborhood zones represent possible future developments, allowing for medium-density housing combined with some commercial uses. Much of the village core is walkable, with access to services, groceries, and restaurants available by both car and foot.

# LAND USE TRENDS & NEIGHBORHOOD DEVELOPMENT

Danville has seen noticeable changes in how land is being used since 2016. New single-family homes are being built on smaller lots, meaning neighborhoods are developing at slightly higher densities than before. Land for multi-family housing has grown by about 2%. Industrial land within the city has expanded by around 3%, showing increased demand for business and employment space. Agricultural land has also grown by about 6%, mostly through annexations since 2015. These shifts show that Danville is accommodating single-family housing more efficiently, while also expanding its land base for industry and agriculture. Changing demographics, including aging populations and smaller households, may influence the types, sizes, and locations of homes needed in the future. These strategies build on the Downtown Master Plan: Reimagining Downtown Danville, which emphasize the need for reinvestment in housing and businesses and stronger connections to the downtown area.

Perryville experienced an increase in land required per capita for single-family residential development, and the percentage of land dedicated to single-family use rose by about 5%. Other land use categories in Perryville have remained relatively stable over time, which suggests consistent development patterns and limited shifts in land demand.

Junction City has experienced growth and changes in land use since 2016 as well, but direct comparisons to earlier data are not available because Junction City was not included in the previous land use inventory. This updated plan now includes Junction City, establishing a baseline for future trend monitoring and ensuring all communities are represented in future planning efforts.

Unincorporated Boyle County—including the communities of **Aliceton, Alum Springs, Atoka, Brumfield, Clifton, Forkland, Little Needmore, Mitchellsburg, Needmore, Parksville, and Wilsonville**—have historically maintained a rural development pattern. These areas primarily consist of agricultural uses, scattered rural residential development, and small community centers. Including these unincorporated communities in the plan ensures they are given the same level of attention and care as the incorporated cities. This approach is vital to creating a cohesive, connected, and seamless community for all Boyle County residents, whether they live in the city or the county.

# FUTURE PLANS

## Boyle County

96% of Unincorporated Boyle County is intended to remain *Agricultural* and *Rural Residential*. The remaining 4% is designated for urban development (*Residential*, *Commercial*, or *Industrial* uses) or public facilities (parks, greenspaces). Of that 4%, the most likely area for future *Single Family Residential* development is located in the Mocks Creek Village.

The *Industrial* development areas include:

- The RR Donnelley property between Stewarts Lane and Lebanon Road
- Approximately 100 acres east of the railroad and south of the bypass, adjacent to Danville city limits

The remainder of the urban development area consists mostly of existing uses within Boyle County's rural settlements and subdivisions.

Existing Land & Future Land Use - Unincorporated Boyle County 2025					
Land Use	Existing Land Use Acres	Acres Per 100 Persons*	Future Need Projected	Future Land Use Acres	Difference
Single Family	1,485	14.5	1,625	1,956	331
Multi-Family	16	0.0	18	30	12
Commercial	91	0.9	100	58	-42
Industrial	193	1.9	211	596	385

Source: [US Census Data](#)

## Danville

The Future Land Use Map shows more Single-Family and Multi-Family Residential, Commercial, and Industrial land than the projected need within Danville.

- Areas of Village Center and Village Neighborhood allow for mixed-use and integration into current villages
- Primary development and growth areas are noted in Hustonville Road East, Brook Cove, West Danville, and Perryville Road South, and the Bellevue village

Existing Land & Future Land Use - Danville City Limits 2025					
Land Use	Existing Land Use Acres	Acres Per 100 Persons*	Future Need Projected	Future Land Use Acres	Difference
Single Family	2,166	12.6	2,346	2,834	489
Multi-Family	309	1.8	335	1,416	1,081
Commercial	755	4.4	818	1,468	650
Industrial	1,037	6.0	1,123	1,808	685

Source: [US Census Data](#)

## Junction City

The villages of Junction City and Shelby City together form the entire City of Junction City. Both of these villages are a great representation of the Village concept, with a balanced mix of low- and medium-density housing, along with services and amenities to support the surrounding neighborhoods.

- Areas of growth for both residential development (Garden Neighborhood and Village Neighborhood) are shown along with areas for commercial development and additional Public amenities
- Future challenges will be to explore interconnectivity of the two villages (across Route 127) as well as building more walkability within each village

Existing Land & Future Land Use - Junction City Limits 2025					
Land Use	Existing Land Use Acres	Acres Per 100 Persons*	Future Need Projected	Future Land Use Acres	Difference
Single Family	556	22.8	586	481	-105
Multi-Family	17	0.7	18	113	95
Commercial	62	2.5	65	296	231
Industrial	18	0.7	19	1	-18

Source: [US Census Data](#)

## Perryville

The village area of Perryville corresponds to the city limits of Perryville and illustrated a well-balanced version of mixed development and interconnection.

- Future challenges will be to maintain a mix of densities of residential development, tying those into the core of Perryville, encouraging, and maintaining revitalization of businesses in the central core

Existing Land & Future Land Use - Perryville City Limits 2025					
Land Use	Existing Land Use Acres	Acres Per 100 Persons*	Future Need Projected	Future Land Use Acres	Difference
Single Family	196	24.1	219	196	-23
Multi-Family	7	0.9	8	48	40
Commercial	12	1.5	13	34	51
Industrial	0	0.0	0	0	0

Source: [US Census Data](#)

## LAND USE

An inventory and analysis of existing land use is the essential first step in preparation of a Future Land Use Map and Comprehensive Plan. The inventory can be used to reveal trends in the changing land use patterns of an area to help predict future needs.

The Future Land Use Map provides a vision for how Boyle County, Danville, Junction City, and Perryville should grow over time. To put that vision into practice, the Joint Zoning Ordinance and the Planning Commission will establish districts that guide the form, intensity, and type of development allowed in each area. The following land use designations—*detailed on pages 34-40 of this chapter and pages 95-100 of the Appendix*—represent updated categories that we intend to implement through a revised Zoning Ordinance. These districts are designed to align more closely with the Comprehensive Plan’s land use concepts, including the 15-minute Village framework. While the Future Land Use Map identifies long-term patterns, zoning is the tool that regulates development on a parcel-by-parcel basis. The descriptions below illustrate the character and intent of each land use designation and how they connect to the future land use vision.

*Boyle County’s land use pattern includes urban centers, villages, and rural areas.*

*Agricultural lands of statewide importance have been identified and mapped to support preservation and guide growth. The county’s transportation network, anchored by U.S. 127, U.S. 150, and KY 33, provides regional connections, while local improvements emphasize walkability and multimodal access. Community facilities, including schools, utilities, public safety, parks, and recreation, are generally adequate but require ongoing investment to meet future demands. These analyses and projections address KRS 100.191(3) by evaluating the nature, extent, and adequacy of land use, transportation, and community facilities, and the impacts of development on agricultural and other priority lands.*

# FUTURE LAND USE MAP DESIGNATIONS

## GARDEN NEIGHBORHOOD

### DESCRIPTION

A mix of attached and detached single-family homes or duplexes on large or medium-sized lots.

### DEVELOPMENT STYLE

Houses on medium-sized or large-sized lots in a largely auto-dependent environment. Homes are typically setback from the street. Future developments should continue or create a gridded street pattern, and future housing should be built to a scale and design that is consistent with existing buildings.

### CURRENT ZONING

R1-A    R1-B    R1-C

### SUGGESTED USES

Single Family Residential

### ZONING

*Land uses permitted within the current regulations.*

AG Agricultural

RR Rural Residential

R1-A Single Family Residential

R1-B Single Family Residential

R1-C Single Family Residential

MHP Manufactured Home Park District

RM-2 Two-Family Residential

RM-3 Multi-Family Residential

RM-4 Multi-Family Residential

NB Neighborhood Business

GB General Business

CB Central Business

HB Highway Business

 Dashes denote secondary zoning

F Flood

HD Historic Overlay

AD Airport Overlay District

HI Heavy Industrial

IBD Industrial Business Development

# VILLAGE NEIGHBORHOOD

## DESCRIPTION

Predominantly residential with limited neighborhood-serving commercial uses, such as retail, office, or personal services. Commercial uses should be strategically placed on the fringes of neighborhoods.

## DEVELOPMENT STYLE

Primarily attached and multi-family homes that may engage the street (i.e reduced setbacks). New developments should compliment existing context and should continue or create a gridded street pattern. In historic neighborhoods, small-scale commercial uses should be allowed to reestablish or be integrated in the appropriate context. In new neighborhoods, small-scale commercial buildings should be introduced.

## CURRENT ZONING



## SUGGESTED USES

Single Family Residential  
Duplex Residential  
Multi-Family Residential  
Neighborhood-Serving Commercial

## ZONING

*Land uses permitted within the current regulations.*

Dashes denote secondary zoning

**AG** Agricultural

**RR** Rural Residential

**R1-A** Single Family Residential

**R1-B** Single Family Residential

**R1-C** Single Family Residential

**MHP** Manufactured Home Park District

**RM-2** Two-Family Residential

**RM-3** Multi-Family Residential

**RM-4** Multi-Family Residential

**NB** Neighborhood Business

**GB** General Business

**CB** Central Business

**HB** Highway Business

**F** Flood

**HD** Historic Overlay

**AD** Airport Overlay District

**HI** Heavy Industrial

**IBD** Industrial Business Development

# VILLAGE CENTER

## DESCRIPTION

Hub of neighborhood activity which supports walkable commercial and moderate density residential mixed-use areas.

## DEVELOPMENT STYLE

The building size and density for these areas may vary depending on neighborhood characteristics. Future development should complement the existing context. Buildings should engage the street, and development should be pedestrian-oriented.

## CURRENT ZONING



## SUGGESTED USES

Single Family Residential  
Multi-Family Residential  
Neighborhood-Serving Commercial  
Mixed-Use

## ZONING

*Land uses permitted within the current regulations.*

Dashes denote secondary zoning

AG	Agricultural		F	Flood	
RR	Rural Residential		HD	Historic Overlay	
R1-A	Single Family Residential	MHP	Manufactured Home Park District	AD	Airport Overlay District
R1-B	Single Family Residential	RM-2	Two-Family Residential	HI	Heavy Industrial
R1-C	Single Family Residential	RM-3	Multi-Family Residential	IBD	Industrial Business Development
		RM-4	Multi-Family Residential	OP	Office and Professional
			NB	Neighborhood Business	
			GB	General Business	
			CB	Central Business	
			HB	Highway Business	
			ICD	Institutional Campus Development	

# DOWNTOWN

## DESCRIPTION

Urban core of the community which supports walkable commercial and high density residential, mixed-use areas.

## DEVELOPMENT

Structures should be a minimum of two or three stories with vertical mixed-use (i.e. commercial use on first floor, residential use on upper stories). Buildings should engage the street.

## CURRENT ZONING

CB

## SUGGESTED USES

Multi-Family Residential  
Neighborhood-Serving Commercial  
Mixed-Use  
Institutional  
Government

## ZONING

*Land uses permitted within the current regulations.*

 Dashes denote secondary zoning

AG Agricultural

RR Rural Residential

R1-A Single Family Residential

R1-B Single Family Residential

R1-C Single Family Residential

MHP Manufactured Home Park District

RM-2 Two-Family Residential

RM-3 Multi-Family Residential

RM-4 Multi-Family Residential

NB Neighborhood Business

GB General Business

CB Central Business

HB Highway Business

F Flood

HD Historic Overlay

AD Airport Overlay District

HI Heavy Industrial

IBD Industrial Business Development

# CORRIDOR

## DESCRIPTION

Located along major commercial corridors. Consists of regional-serving commercial development and high-density residential development.

## DEVELOPMENT STYLE

The building size and density may vary depending on neighborhood characteristics. Structures will typically be setback from the street on larger lots with sufficient on-site parking in a largely auto-dependent environment. Pedestrian and bike routes should remain safe and easily accessible.

## CURRENT ZONING

HB [RM-3] [RM-4]

## SUGGESTED USES

Multi-Family Residential  
Neighborhood-Serving Commercial  
Mixed-Use

## ZONING

*Land uses permitted within the current regulations.*

 Dashes denote secondary zoning

AG	Agricultural		F	Flood	
RR	Rural Residential		HD	Historic Overlay	
R1-A	Single Family Residential	MHP	Manufactured Home Park District	AD	Airport Overlay District
R1-B	Single Family Residential	RM-2	Two-Family Residential	HI	Heavy Industrial
R1-C	Single Family Residential	RM-3	Multi-Family Residential	IBD	Industrial Business Development
		RM-4	Multi-Family Residential	GB	General Business
				CB	Central Business
				HB	Highway Business
				P	Public
				LI	Light Industrial
				OP	Office and Professional
				ICD	Institutional Campus Development

# INDUSTRIAL

## DESCRIPTION

Manufacturing and production areas that should be located near major corridors.

## DEVELOPMENT STYLE

These areas should be clustered together and are best suited in areas where industrial uses already exist. There should be sufficient buffers from adjacent incompatible uses.

## CURRENT ZONING



## SUGGESTED USES

Neighborhood-Serving Commercial  
Industrial

## ZONING

*Land uses permitted within the current regulations.*

Dashes denote  
secondary zoning

AG Agricultural

RR Rural Residential

R1-A Single Family Residential

R1-B Single Family Residential

R1-C Single Family Residential

MHP Manufactured Home Park District

RM-2 Two-Family Residential

RM-3 Multi-Family Residential

RM-4 Multi-Family Residential

NB Neighborhood Business

GB General Business

CB Central Business

HB Highway Business

F Flood

HD Historic Overlay

AD Airport Overlay District

HI Heavy Industrial

IBD Industrial Business Development

# NON-DEVELOPMENTAL

## PUBLIC

### DESCRIPTION

Public and quasi-public entities, such as government, schools, and universities.

### SUGGESTED USES

Institutional  
Government  
Open Space / Park

## AGRICULTURAL

### DESCRIPTION

A mix of agricultural and rural residential uses.

### SUGGESTED USES

Agricultural  
Rural Residential

## CONSERVATION

### DESCRIPTION

Floodplain or other areas unsuitable for development.

### SUGGESTED USES

Open Space / Park  
Agricultural

## ZONING

*Land uses permitted within the current regulations.*

 Dashes denote secondary zoning

 AG Agricultural

 RR Rural Residential

 R1-A Single Family Residential

 R1-B Single Family Residential

 R1-C Single Family Residential

 MHP Manufactured Home Park District

 RM-2 Two-Family Residential

 RM-3 Multi-Family Residential

 RM-4 Multi-Family Residential

 NB Neighborhood Business

 GB General Business

 CB Central Business

 HB Highway Business

 P Public

 LI Light Industrial

 OP Office and Professional

 ICD Institutional Campus Development

 F Flood

 HD Historic Overlay

 AD Airport Overlay District

 HI Heavy Industrial

 IBD Industrial Business Development

# GROWTH PRINCIPLES

***To support the goal of growing quality neighborhoods, we have established the following principles to guide our planning and development activities.***

## 1. Preservation and revitalization of established neighborhoods.

- a. Established and stable villages will be protected. Future development will reflect the existing character of the village. The Downtown Master Plan serves as a model for guiding sensitive infill and redevelopment while respecting neighborhood character.
- b. Existing villages that are experiencing disinvestment and disrepair will be identified and become a focus for revitalization efforts. Redevelopment may include reinvestment in existing housing, or redevelopment that allows the neighborhood's character to evolve.
- c. Infill development and redevelopment within neighborhoods will offer opportunities to expand housing options while being sensitive to the existing context or desired future character of the neighborhood.

## 2. Higher density neighborhoods should contain characteristics of the Village Neighborhood Development as outlined in the Village concept above.

- a. New neighborhoods will be designed with characteristics of the city's traditional neighborhoods including:
  - i. a mix of housing types;
  - ii. walkable streets;
  - iii. access to open space and recreational amenities;
  - iv. connectivity to adjacent neighborhoods and districts; and
  - v. convenient access to basic retail services (accessible via walking, biking, or integrated in the form of neighborhood centers).

## 3. High Density Residential development will be strategically located.

- a. Large multi-family residential (10+ units) should be located where there is a major access point on or very near an arterial street.
- b. Large or small multi-family residential (3-10 units) can serve as a buffer between commercial uses and lower density residential development.

## 4. Downtown will feature a vibrant mix of businesses, residences, institutions, and entertainment while maintaining its distinctive character, directly reflecting the Downtown Master Plan's vision.

- a. Downtown will be more densely developed to strengthen it as a destination for living, working, and playing consistent with the plan's strategies for reinvestment, connectivity, and housing variety.

# CREATE QUALITY NEIGHBORHOODS

## ACTION ITEMS

**Objective A: Protect existing neighborhoods by encouraging conformity to the existing character for new development or redevelopment.**

*Action:* Include Village concept conformity as well as FLUM conformity in any zoning decisions.

*Action:* Encourage infill and development within existing villages through clear goals and regulations.

*Action:* Review the Joint Zoning Ordinance for opportunities to streamline regulations while strengthening village character and integrity.

**Objective B: Enable the development of mixed-use areas that will allow residents to walk short distances from home to destinations that meet their daily needs.**

*Action:* Educate the public about the Village concept with possible public forums and invited speakers.

*Action:* Include conformity to the Village concept in zoning decisions.

**Objective C: Encourage the use of neighborhood-enhancing elements, such as open space retention, street trees, roadway connectivity, neighborhood-serving businesses, and connection to community centers, such as parks or schools.**

*Action:* Review city and county plans for addition of amenities to encourage and enhance conformity to the Village concept.

# EXPAND HOUSING OPTIONS

## *Housing is an integral part of creating a thriving community.*

Housing drives economic growth, shapes the character of neighborhoods, and has a direct impact on a community's quality of life. Expanding housing options is a critical goal in this Comprehensive Plan. This goal includes increasing the overall variety of housing to serve a range of income levels and household types, supporting age-friendly and accessible living options, and guiding new development to reinforce a more balanced and resilient housing market.

### OBJECTIVES

- a. Enable the production of affordable housing and a diverse housing stock.
- b. Increase housing opportunities and supporting amenities, such as for residents to age in place.



# CHALLENGES & OPPORTUNITIES

The number of people commuting to Boyle County for work suggests there is not enough housing to accommodate workers who want to live in the county. Encouraging the development of a wider range of housing types and price points may reduce commuting distances and traffic congestion, while supporting local schools, businesses, and services. This provides an opportunity to strategically increase housing availability near employment centers and transit corridors, retain workers within the county, enhance quality of life, and support local economic growth.

**Boyle County needs more housing units.** The 2024 Kentucky Housing Corporation study identifies a housing shortage of approximately 1,700 units in 2024, projected to grow to 2,500 by 2029. This data-driven insight provides a strong foundation for targeted housing policies. This provides an opportunity to align zoning regulations and incentives with housing development goals, attract private investment, and support the creation of new housing that meets current and future needs across a spectrum of income levels.

**Short-term rentals are impacting the housing market.** The growing presence of short-term rentals in Boyle County may be limiting the number of housing units available for long-term residents, particularly in high-demand areas. Over time, this trend can reduce housing affordability and availability for permanent residents. This provides an opportunity to manage short-term rentals in a way that maintains the supply of long-term housing, ensures contributions to local taxes, and protects neighborhood character.

**Boyle County has an aging housing stock.** Boyle County has an aging housing stock. Much of Boyle County's existing housing stock is aging, which can contribute to ongoing maintenance challenges and reduced energy efficiency. Reinvestment in older neighborhoods through rehabilitation incentives, energy efficiency programs, and support for adaptive reuse can preserve community character while extending the life of existing housing. Encouraging updates to older homes can revitalize established neighborhoods and improve affordability. This provides an opportunity to support rehabilitation and energy efficiency initiatives, update older homes, and revitalize established neighborhoods while preserving community character.

**Changing demographics could impact housing needs.** Trends such as aging populations, smaller household sizes, and evolving housing preferences may influence the types, sizes, and locations of homes needed in the future. Proactively planning for a more diverse housing stock, like smaller homes, accessible units, and multi-generational housing can help accommodate demographic shifts. This provides an opportunity to integrate flexible housing options into zoning codes, respond effectively to demographic changes, and support residents at every stage of life.

*Across Kentucky, a great deal of focus has been put on the housing shortage and how to address this issue. The Kentucky Housing Corporation (KHC), with the help of Bowen National Research, has conducted the Kentucky Housing Supply Gap Analysis, a comprehensive survey of the state's current and future housing supply, to provide housing providers, developers, local leaders, and nonprofit organizations a better understanding of the state of the housing market.*

Source: [Kentucky Housing Corporation](#)

**The report reveals a significant gap between Kentucky's housing supply and growing demand, outlining key factors that may directly impact efforts to expand housing options in Boyle County.**

- 1. Decline in Builders Post-2008 Recession:** Many small and mid-sized builders went out of business during the recession and never returned, resulting in a smaller construction workforce and fewer active developers.
- 2. Limited Access to Financing:** Banks are often reluctant to approve large-scale loans for housing projects, especially with today's higher interest rates, making it harder for developers to secure the capital needed for new construction.
- 3. Rising Land and Construction Costs:** The escalating price of land, building materials, and labor is making housing development increasingly expensive, forcing many builders to scale back or abandon projects.
- 4. Insufficient Public Funding:** Federal funding for affordable housing has not kept pace with rising costs, and Kentucky provides minimal support for new housing development, further limiting the ability to meet demand.
- 5. Local Opposition and Restrictive Zoning:** Resistance to affordable or alternative housing options—such as multifamily units, manufactured homes, or income-restricted housing—often leads to restrictive zoning laws that prevent new developments.
- 6. Slow Construction Timelines:** Most housing units in Kentucky are site-built, which significantly slows the rate at which new homes can be added to the market.
- 7. Impact of Natural Disasters:** Tornadoes in Western Kentucky and flooding in Eastern Kentucky during 2021 and 2022 destroyed over 5,000 housing units. Many affected areas lacked sufficient replacement housing, leaving thousands of families displaced.
- 8. Job Growth Without Housing Growth:** While economic development and job creation are positive signs, they also create increased demand for housing. Without a matching increase in supply, new workers struggle to find affordable places to live.

# HOUSING CHARACTERISTICS

Expanding housing options is key to Boyle County's vision for a vibrant, inclusive, and resilient community. Understanding the county's housing trends, current conditions, and future needs provides the framework to increase housing choice, affordability, and quality throughout the county. The Danville Downtown Master Plan reinforces this approach, emphasizing the need for stronger connections to downtown and development that reflects the needs of the community.

To maintain an adequate supply of housing, communities need both rental and owner-occupied housing options, as well as a variety of housing types. Updating zoning ordinances, adding more housing in existing neighborhoods, adding density within the urban cores, and maintaining older homes can help Boyle County grow its housing supply, and ensure housing meets the needs of all residents.

The following sections examine Boyle County's historic housing trends, current conditions, housing types, and future housing needs in greater detail. Together, this section provides the foundation for policies aimed at closing the housing gap and guiding development to meet the needs of current and future residents.

## ***Historic Housing Data***

Single-family homes make up the majority of Boyle County's housing, accounting for 74% of all units, according to U.S. Census Data. Multi-unit housing is largely concentrated in Danville, while manufactured homes are more common in rural areas, with some located in designated manufactured housing communities.

Between 1990 and 2010, multi-family units grew from 599 to 889, a 32.6% increase, and duplexes grew from 644 to 927, a 30.5% increase. Both of these growth rates outpaced single-family homes and manufactured homes, which increased at a rate of 17.8%. Overall, housing growth exceeded population growth in both decades, with housing increasing 10.75% compared to a 7.4% rise in population.

These trends show that while single-family homes remain the dominant housing type, Boyle County has experienced a gradual mix of housing, particularly in Danville. Understanding this mix of housing types is vital for understanding Boyle County's current housing conditions and planning for future needs, including affordability, housing supply, and maintaining safe, livable neighborhoods.

## ***Housing Conditions***

Housing conditions in Boyle County are assessed through census data and site evaluations, focusing on housing age, plumbing, overcrowding, and heat sources. Homes built before 1940 are considered potentially substandard due to age. Units lacking hot and cold water, a flush toilet, or a bathtub/shower are counted as lacking complete plumbing. Overcrowding, defined as more than one person per room, is relatively rare in Boyle County, with 1.1% of units classified as overcrowded. In Kentucky, homes may be classified as substandard if they lack a heat source or rely on coal or wood for heating.

Most of Boyle County's housing stock remains in good condition, though some homes may need updates, particularly older homes or homes in areas with limited infrastructure. Homes lacking complete plumbing or relying on wood or coal for heat were historically found along Phillips Lane, Worldstown Road, KY 1822, KY 1108, Mitchellsburg, and Parksville.

Within Boyle County, Danville has the largest number of pre-1940 homes, with 822 units, representing 11.7% of the city's housing stock. Perryville has the highest percentage of pre-1940 homes countywide at 29.9%, concentrated west of Jackson Street along First Street.

The Danville Downtown Master Plan highlights the importance of reinvesting in older housing to maintain affordability, improve energy efficiency, and revitalize neighborhoods. Many of the pre-1940 homes in Danville are in areas identified as priorities for targeted investment, which include repairing and updating existing homes, building new housing on vacant lots, and adding a variety of housing types including duplexes, townhomes, cottage courts, and mixed-use buildings in the downtown area.

These data points are based on older census information and provide a foundation for analyzing current housing conditions and planning for Boyle County's future housing needs.

## Current Housing Trends

Housing trends in Boyle County can be assessed using both census data and building permit data. Permit data provides more recent insight into new construction, although permits do not take into account properties that have been demolished or removed from the housing supply.

New single-family home construction is often considered a key indicator of economic growth. However, since 2006, permits for single-family homes have declined by 77%, reflecting a shift in housing demand and local market conditions. Despite this decline, the Danville Downtown Master Plan identifies opportunities for targeted infill development and higher-density housing downtown, which could help address the limited growth in single-family units and support broader housing diversification goals.

Overall, while Boyle County's housing stock continues to evolve, these trends emphasize the importance to balance new housing construction with reinvestment in existing housing, particularly in areas with older homes. Understanding current housing patterns provides a foundation for planning future housing strategies that meet the needs of all residents.

According to the Family Housing Fund's Housing Counts Policy Toolbox report, ***"Diversify Housing Types through Innovative Land Use and Zoning Policies"*** ([Family Housing Fund, 2023](#)), several strategies can help increase the supply of housing. These include updating comprehensive plans or zoning codes to allow residential development in previously restricted areas and increasing allowable density in existing neighborhoods. Higher-density development can reduce per-unit costs because construction becomes more efficient as housing shifts from single-family homes to duplexes, townhomes, and small-scale multifamily buildings, and fixed costs such as land acquisition are spread across more units.

## Future Housing Needs

To estimate the number of additional housing units needed in Boyle County, we need to analyze population projections and demographic trends. According to the Kentucky State Data Center, the projected average household size in Boyle County for 2030 is 2.36 persons per household.

To estimate future housing needs, the projected average household size can be applied to anticipated population growth. Meeting these needs will require not only new construction but also targeted investment in the county's existing housing stock, much of which is older and may require updates to remain safe, efficient, and affordable.

The Danville Downtown Master Plan identifies areas with concentrations of pre-1940 homes as priorities for targeted reinvestment, encouraging infill development and higher-density housing downtown. These strategies support both preservation of the historic housing stock and expansion of housing options. Investment in the maintenance and improvement of existing housing is often more economically efficient over the lifecycle of the units than building new housing.

As the report emphasizes, enabling sufficient residential density is a critical step toward improving housing affordability. Regardless of the method used, increasing the overall housing supply helps meet growing demand and can curb the rise in home prices and expand the range of available housing options at different price points. In Boyle County, implementing these strategies alongside targeted reinvestment in older housing can help meet projected demand while preserving neighborhood character and affordability, supporting the goals of the Danville Downtown Master Plan.



# RESIDENTIAL DEVELOPMENT PATTERNS

## *Boyle County*

Residential growth in the Unincorporated areas of Boyle County have been concentrated in neighborhoods such as Old Bridge, Riverview, and Wandering Hills. These areas illustrate the county's demand for new housing outside city limits, highlighting the need to carefully balance development with preservation of farmland.

## *Danville*

Future residential development in Danville will focus on densifying the downtown urban core, creating a walkable and livable downtown, and reinvesting in existing neighborhoods through infill. The Reimagining Downtown Danville Master Plan envisions new housing that brings more people into and around the downtown, including upper-floor apartments, multi-family options near Centre College and Main Street, and a mix of townhouses, condos, and duplexes in the South Entry District along Church Street. By expanding the types of housing that are available downtown and connecting them to surrounding businesses, parks, and trails, Danville will continue to strengthen its local economy, encourage connectivity, and create a vibrant community.

## *Junction City*

Junction City has experienced significant residential growth in recent years, primarily through the development of single-family homes. New housing has been concentrated in Shelby Green, Huntington Creek, and Knob View Trace. This rapid growth highlights the need for planning to accommodate an expanding population. Future considerations may include supporting commercial development, enhancing local services, and revitalizing the city's main street to ensure that Junction City continues to provide a high quality of life for residents.

## *Perryville*

Perryville has no recently developed subdivisions. Residential growth has been limited to infill construction within existing subdivisions. Establishing a historic district could help protect Perryville's heritage and guide future development. By guiding development to support local services and public spaces, Perryville can maintain its unique small-town charm while preparing for incremental growth.

# PUBLICLY ASSISTED HOUSING

Boyle County residents seeking affordable housing assistance have several local resources, with the Housing Authority of Danville (HAD) serving as the primary provider for the county. HAD manages approximately 394 public housing units across 11 neighborhoods, serving low-income families, seniors, and people with disabilities. These public housing units provide safe, stable, and affordable housing options for residents who might otherwise face difficulty accessing the private rental market.

## ***Housing Choice Voucher (Section 8)***

The Housing Choice Voucher program, commonly referred to as Section 8, helps eligible residents afford rental housing. Households are selected based on income, family size, and other eligibility criteria, and typically pay no more than 30% of their adjusted income toward rent, with the voucher covering the remainder. Section 8 vouchers provide flexibility for families, seniors, and individuals with disabilities to choose housing in neighborhoods that meet their individual needs, including proximity to schools, employment, and public services.

## ***Resident Services & Other Programs***

In addition to housing assistance, the Housing Authority of Danville offers resident services and supportive programs designed to promote stability, self-sufficiency, and community engagement. These programs may include:

- Financial literacy and budgeting workshops
- Employment and job training programs
- Youth and educational initiatives, including after-school programs, tutoring, and summer programs
- Services for seniors and individuals with disabilities, such as accessibility modifications, health support, and recreational activities

*By combining housing with supportive services, these programs aim not only to address immediate housing needs but also to improve long-term quality of life and foster a stronger, more resilient overall community.*

# AGING-IN-PLACE

## *The Future of Independent Living for Older Adults*

Aging-in-place refers to the ability of older adults to live safely, independently, and comfortably in their own homes and communities, regardless of age or ability. As the global population ages, aging-in-place has become an important alternative to institutionalized living, such as nursing homes or assisted living facilities. It allows individuals to maintain independence and age with dignity in familiar surroundings.

## **Key Principles of Aging-in-Place**

- **Home Modifications:** Adapting the living environment to meet changing needs is essential. Modifications can range from simple changes, like installing grab bars and improving lighting, to more extensive renovations such as adding ramps or remodeling bathrooms for accessibility. These adjustments help maintain safety and autonomy.
- **Access to Healthcare:** Aging-in-place relies on accessible healthcare services, including telemedicine, home health visits, and local clinics. Regular check-ups, home health aides, and specialized therapies support older adults in managing their health while staying at home.
- **Social Support and Community:** Maintaining social connections is crucial to prevent isolation. Senior centers, community events, and neighborhood groups provide opportunities for engagement, helping older adults stay connected with family, friends, and their community.
- **Technology and Assistive Devices:** Advances in technology enhance independent living through medical alert systems, smart home devices, and wearable health monitors. These tools increase safety and provide peace of mind for both older adults and their loved ones.
- **Transportation and Mobility:** Reliable transportation is vital, especially for those who no longer drive. Public transit, rideshare, and community-based services help older adults access groceries, medical appointments, and social activities, supporting their independence.

## ***Benefits of Aging-in-Place***

- **Preserved Independence:** Remaining in one's own home allows older adults to maintain a greater degree of independence than they might in nursing homes or assisted living facilities. Being in a familiar environment empowers individuals to make their own decisions, manage daily tasks, and maintain control over their lives for as long as possible.
- **Improved Mental and Emotional Well-being:** Familiar surroundings positively impact an older adult's mental and emotional health. Staying in a long-term home can reduce feelings of displacement, anxiety, and loneliness that often come with moving to a new setting. Aging-in-place supports a sense of continuity, which is both comforting and empowering.
- **Cost-Effectiveness:** Aging-in-place can be more affordable than relocating to assisted living or nursing homes, which often involve significant ongoing costs. While home modifications require an initial investment, they are typically much less expensive than long-term institutional care. Additionally, staying at home helps older adults avoid expenses related to room and board, medical supervision, and specialized services.
- **Personalized Care:** Aging-in-place gives individuals more control over their care plans, allowing them to tailor services and support to their specific needs. They may choose visiting nurses, therapists, or caregivers who provide assistance on a flexible schedule, rather than being confined to the rigid structure of institutional care. This personalized approach often leads to better health outcomes and greater satisfaction.
- **Stronger Community Ties:** Living at home enables older adults to remain connected to their communities, fostering a strong sense of belonging. Local support networks—including neighbors, family members, and community organizations—can provide vital help with daily tasks and reduce social isolation. These connections enhance overall quality of life and contribute to stronger, more supportive communities.

## Challenges of Aging-in-Place

- **Home Modifications:** The physical layout of a home may need significant changes to accommodate mobility needs, such as installing ramps, widening doorways, or creating accessible bathrooms. These renovations can be costly and require ongoing maintenance.
- **Caregiver Support:** Some older adults require help with intensive daily activities like bathing, dressing, or medication management. Support from caregivers—whether professional or family—is essential, but finding trained, reliable caregivers can be difficult. Balancing caregivers' personal and professional responsibilities adds further complexity.
- **Social Support and Community Access:** As people age, it often becomes more difficult to maintain social connections and access community resources. Local governments and nonprofit organizations play a vital role in supporting older adults by providing transportation, organizing social activities, and connecting them with essential services.

*Aging-in-place is a powerful approach that helps older adults maintain their independence and live comfortably in familiar environments. With appropriate planning, such as home modifications, healthcare services, and social programs, residents can live a fulfilling and active lifestyle. Although challenges exist, many can be overcome through careful planning, strong community support, and advances in technology. As the population ages, aging-in-place will become an increasingly important strategy to help seniors lead rich, meaningful lives.*

# EXPAND HOUSING OPTIONS

## ACTION ITEMS

### Objective A: Enable the production of affordable housing and a diverse housing stock.

*Action:* Amend zoning regulations to allow for a variety of housing types, including duplexes, townhomes, cottage courts, and accessory dwelling units (ADUs), in appropriate areas.

*Action:* Identify opportunity areas for affordable or higher-density housing, particularly near village centers and urban cores.

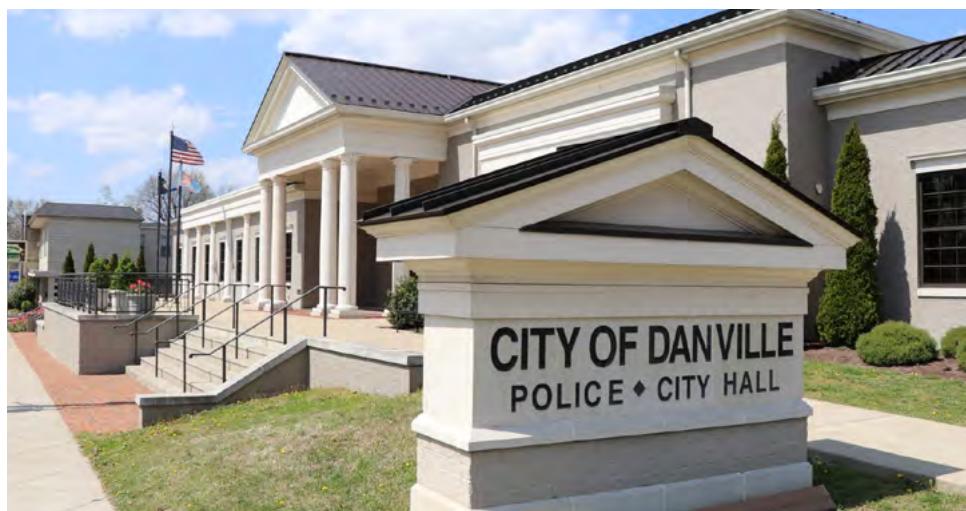
*Action:* Explore incentive-based strategies, such as density bonuses or reduced parking requirements, for developments that include affordable or workforce housing units.

*Action:* Align the Future Land Use Map with areas suitable for diverse housing options that reflect community needs and infrastructure capacity.

### Objective B: Increase housing opportunities and supporting amenities, such as for residents to age in place.

*Action:* Promote universal design and accessible housing standards, and support the development of ADUs and senior-oriented housing near key services and transit.

*Action:* Simplify zoning and development regulations to reduce unnecessary barriers and streamline permitting processes for building new housing and preservation.



# GROW A DIVERSE ECONOMY

***A diverse local economy is the foundation of a strong community.***

Growth in jobs, household income, business investment, and tax revenue strengthens public services and improves overall quality of life. Economic success depends on a strong foundation of housing, transportation, infrastructure, a skilled workforce, and community amenities. Communities that invest in these essential elements are more likely to attract and retain businesses, support innovation, and adapt to changing economic conditions.

## OBJECTIVES

- a. Encourage recruitment and retention of clean, diversified industry through the redevelopment of underutilized industrial land or development of industrial parks and associated infrastructure.
- b. Enable infill and redevelopment in the urban cores of each city.
- c. Encourage development of related agricultural businesses and support services to assure high quality agricultural production.
- d. Provide entertainment and other quality of life opportunities that attract and retain a diverse work force.



# CHALLENGES & OPPORTUNITIES

**Boyle County is a regional hub.** Boyle County serves as a regional hub, with over 9,000 people commuting in for work. Ephraim McDowell Hospital functions as a regional medical center, and local shopping, dining, and entertainment draw daily visitors from surrounding areas. This provides an opportunity to leverage Boyle County's role as a regional hub, attracting new businesses, supporting local industries, and expanding services that benefit both residents and visitors.

**Providing a skilled workforce is critical to growing and maintaining a strong economy.** The Boyle County Workforce Development Committee supports this effort by hosting regional job fairs and partnering with local high schools and Bluegrass Community & Technical College (BCTC) to align training with emerging industries. This provides an opportunity to strengthen workforce development initiatives, ensuring residents have the skills needed for current and future industries while supporting local economic growth.

**Availability of workforce housing and amenities can impact labor force.** Attracting residents and businesses is determined by access to entertainment, retail, housing, and job opportunities. Affordable housing is particularly vital. As of 2024, Boyle County's average home price is \$259,000 (Redfin), and the Kentucky Housing Corporation estimates a need for 1,734 additional housing units, a number that continues to grow exponentially. This provides an opportunity to expand workforce housing and enhance local amenities, helping attract and retain residents and businesses while supporting a strong, vibrant economy.

**There are a limited number of build-ready industrial sites available for potential growth.** Industrial development opportunities are limited. While about 800 acres of industrial-zoned land remain vacant, most are not build-ready. The Economic Development Authority (EDA), along with the city and county, have invested significantly in infrastructure at the John D. Bailey Industrial Park and in land acquisition across Danville. This provides an opportunity to continue preparing and marketing industrial sites, to attract new businesses and encourage a diverse economy in Boyle County.

**Industry and employment opportunities have changed.** From 2020 to 2023, Boyle County saw growth in retail, warehousing, and technology sectors, while manufacturing and agriculture declined. Despite this shift, manufacturing remains the county's second-largest industry and should continue to receive support as other sectors expand. This provides an opportunity to support traditional industries like manufacturing while also growing other local sectors to keep the economy strong.

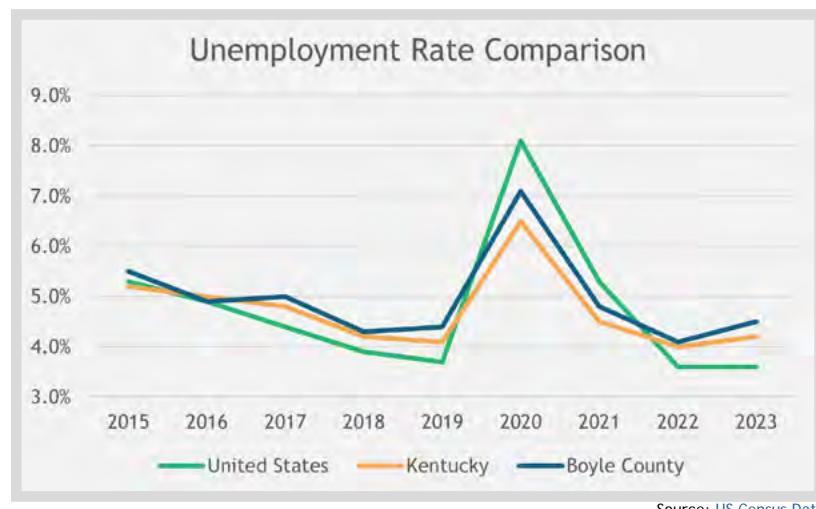
# WORKFORCE & EMPLOYMENT

Civilian Labor Force Estimates for Kentucky Counties				
2023 Annual Averages				
County	Labor Force	Employed	Unemployed	Unemployment Rate
Boyle County	12,548	11,980	568	4.5%
Casey County	6,535	6,266	269	4.1%
Garrard County	7,901	7,591	310	3.9%
Lincoln County	9,182	8,710	472	5.1%
Marion County	9,405	9,081	324	3.4%
Mercer County	10,176	9,763	413	4.1%
Washington County	6,195	5,989	206	3.3%
<b>Average</b>	<b>8,849</b>	<b>8,483</b>	<b>366</b>	<b>4.1%</b>

Source: [Kentucky Center for Statistics](#)

Comparison of Unemployment Rates for Boyle County, Kentucky and U.S. from 2015-2023			
Year	United States	Kentucky	Boyle County
2015	5.3%	5.2%	5.5%
2016	4.9%	5.0%	4.9%
2017	4.4%	4.8%	5.0%
2018	3.9%	4.2%	4.3%
2019	3.7%	4.1%	4.4%
2020	8.1%	6.5%	7.1%
2021	5.3%	4.5%	4.8%
2022	3.6%	4.0%	4.1%
2023	3.6%	4.2%	4.5%

Source: [US Census Data](#)



In 2023, Boyle County had an average labor force of 12,548, which is approximately 41% of the total population of the county. That percentage encompasses all residents including children, retirees, and those unable to work. The average unemployment rate for Boyle County in 2023 was at 4.5%, which is higher than most surrounding counties.

# COMMUTING

Boyle County has more commuters entering for work than leaving, indicating that Boyle County serves as a regional hub for employment. Boyle County has 4,294 residents that live and work in Boyle County, while 6,827 residents commute from Boyle County to work, and 9,182 workers commute to Boyle County for work.

Boyle County is unique compared to adjoining counties, which all have more people leaving for work than commuting in. This could be due to a number of factors, including cost or availability of housing, desired amenities in the community, or job opportunities. However, with over 9,000 people commuting to Boyle County for work each day, there is an opportunity to grow the number of residents that live and work in Boyle County.

The average commute for Boyle County residents is 21.4 minutes. Approximately 87% of workers either drove or carpooled to work, 8.5% of workers worked from home, 3.7% walked, and the remaining 0.8% used other modes of transportation (public transportation, biking, rideshare).



*Major existing public and private business activities in Boyle County include healthcare, education, manufacturing, retail trade, and small business services, with anchor employers such as Centre College and Ephraim McDowell Health. Future economic actions focus on workforce development, supporting entrepreneurship, and encouraging business expansion in urban centers. By forecasting future population and economic needs, this section addresses **KRS 100.191(2)**, which requires analysis of major economic activities and anticipated strategies to improve the quality of life for residents.*



# KENTUCKY COMMUTING PATTERNS REPORT

Last Update: January 2025



OVERVIEW

INTERACTIVE

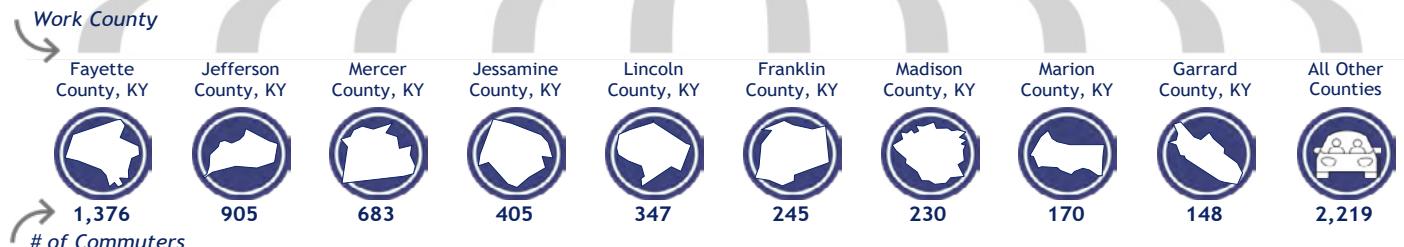
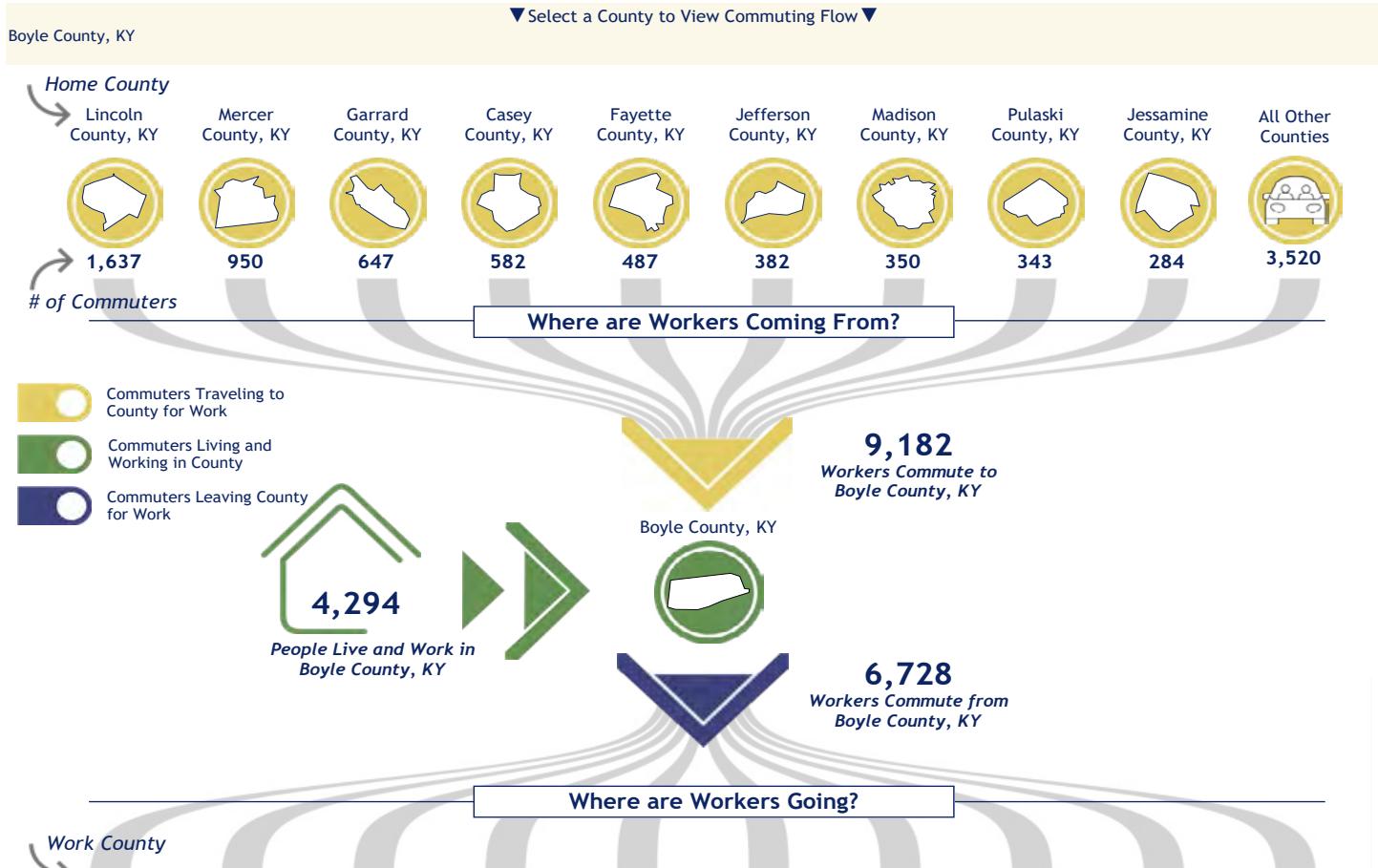
This dashboard is powered by the Kentucky Center for Statistics. This dashboard is best viewed on a desktop computer. If you have any questions regarding accessibility, contact [kystats@ky.gov](mailto:kystats@ky.gov).

An alternative, accessible format in Excel is available for download here:

[https://bit.ly/KCPR\\_PAF\\_2025](https://bit.ly/KCPR_PAF_2025)

Technical documentation can be found in PDF form here:

[https://bit.ly/KCPR\\_Tech\\_Notes](https://bit.ly/KCPR_Tech_Notes)



## Additional Information



# INDUSTRIES

Boyle County's top three employment industries:

- 1) Educational Services and Healthcare - 27.5%
- 2) Manufacturing - 16.2%
- 3) Retail - 15.1%

The number of jobs in manufacturing has increased from 1,594 jobs in 2013 to 2,104 jobs in 2023, however, this is still below the 2000 level, when there were 2,851 manufacturing jobs. The professional, scientific, and management sector experienced the largest percentage of growth from 2000 to 2023, increasing by 69%.

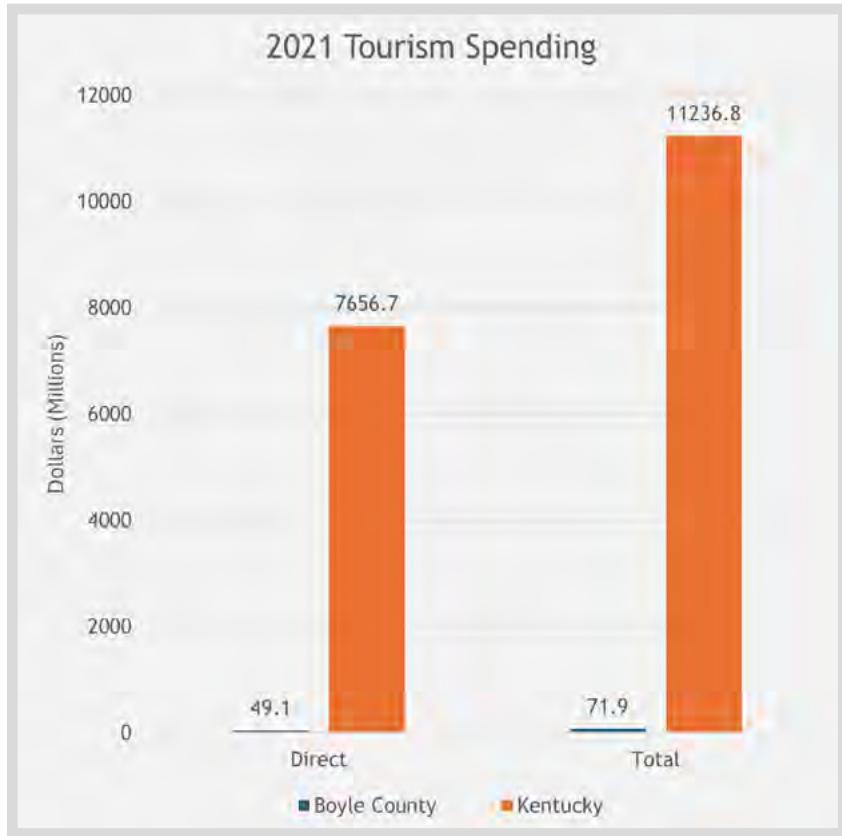
Industry	Population Employed			Percent Change (2000-2023)
	2000	2013	2023	
Agriculture, forestry, fishing and hunting, and mining	358	244	217	-39.4%
Construction	736	712	717	-2.6%
Manufacturing	2,851	1,594	2104	-26.2%
Wholesale trade	288	478	227	-21.2%
Retail trade	1,390	1,356	1967	41.5%
Transportation and warehousing, and utilities	470	510	719	53.0%
Information	321	375	241	-24.9%
Finance and insurance, and real estate and rental and leasing	548	474	473	-13.7%
Professional, scientific, and management, and administrative and waste management services	493	807	833	69.0%
Educational services, and health care and social assistance	3,137	3,224	3578	14.1%
Arts, entertainment, and recreation, and accommodation and food services	735	926	714	-2.9%
Other services, except public administration	660	630	525	-20.5%
Public administration	489	602	668	36.6%
Total Workforce	12,476	11,932	12,983	

Source: [US Census Data](#)

## KEY TAKEAWAY

The future land use map reflects a shift from agricultural to residential zoning to support growth and housing needs. A slight reduction in industrial zoning aligns with conservation efforts, while the overall plan aims to promote a balanced approach to development, thoughtful land management, and a focus on quality of life.

# TOURISM



2021 Tourism Employment		
	Direct	Total
Boyle County	468	628
Kentucky	59,230	83,081

Source: [Kentucky Tourism, Arts and Heritage 2021 Annual Report](#)

The Kentucky Tourism, Arts, and Heritage Cabinet analyzes the economic impact of Kentucky's tourism and travel industry. Two key areas analyzed are travel expenditures and tourism industry employment.

In 2021, the state of Kentucky recorded \$11,236,800,000 in total spending attributable to tourism. \$7,656,700,000 is directly tied to tourism activities. Boyle County recorded \$71,900,000 for total tourism revenue, with \$49,100,000 considered direct tourism spending. In the case of both the state and Boyle County, 68% of tourism spending is considered "direct".

The industry of tourism accounts for 628 jobs in Boyle County, which amounts to 4.8% of the county's workforce.

**Tourism is seen as a growth industry for Boyle County.**



# GROW A DIVERSE ECONOMY

## ACTION ITEMS

**Objective A: Encourage recruitment and retention of clean, diversified industry through the redevelopment of underutilized industrial land or development of industrial parks and associated infrastructure.**

*Action:* Continue to foster cooperation between the Planning Commission and the Danville-Boyle County Development Corporation to ensure this objective is being met.

**Objective B: Enable infill and redevelopment in the urban cores of each city.**

*Action:* Establish an inventory of underdeveloped areas in the urban cores and evaluate the zone for each property. The zoning for urban cores should be reflective of the density and context of development that the city is trying to achieve and may require a large-scale initiative to change the zoning in some areas to allow for higher density, mixed use development in the urban cores.

**Objective C: Encourage development of related agricultural businesses and support services to assure high quality agricultural production.**

*Action:* Collaborate with local schools, BCTC, and extension offices to provide training programs in agricultural technology, agribusiness management, and sustainable farming practices.

*Action:* Identify and zone areas specifically for agricultural business development.

**Objective D: Provide entertainment and other quality of life opportunities that attract and retain a diverse work force.**

*Action:* Evaluate and support upgrades to existing community parks, recreation centers, and community centers.

*Action:* Implement the Downtown Master Plan to help foster a thriving downtown.

*Action:* Review the Zoning Ordinance, and make updates where necessary, to allow for more flexibility for housing development.

# BUILD A HEALTHY COMMUNITY

***Strong public health is at the heart of shaping a more connected and active community.***

A healthy community is much more than a community with access to high quality health care facilities. Boyle County is fortunate to have a range of excellent health care options, from the hub of Ephraim McDowell Regional Medical Center to a larger host of local providers. Building a healthy community means creating an environment that allows all residents to live active, safe, and fulfilling lives by providing access to quality housing, nutritious food, clean air and water, safe streets and sidewalks, and well-maintained parks, trails, and greenspaces.

## OBJECTIVES

- a. Expand access to walking, cycling, and recreational facilities.
- b. Promote safety and connectivity of roadways, sidewalks, bike lanes, and trails.
- c. Establish minimum standards for greenspace and open space for all new development projects.
- d. Protect existing tree canopy and establish standards to provide additional tree canopy for new development projects.
- e. Review minimum standards for sidewalks, drainage, utilities, landscaping, and right-of-way easements for future utility needs.



# CHALLENGES & OPPORTUNITIES

**Development patterns may not always support health and quality of life.** As residential growth continues, we should plan neighborhoods that include sidewalks, parks, and nearby daily needs. With the right infrastructure, new developments can promote active lifestyles and a more connected community. This provides an opportunity to design neighborhoods that support healthy, active living while encouraging social connections and a strong sense of place.

**Environmental conditions can impact long-term community health.** Maintaining clean air and water, managing stormwater, and protecting greenspace and natural features such as floodplains and steep slopes can help reduce public health risks and support safer, more attractive places to live. This provides an opportunity to prioritize environmental protection as a foundation for healthier communities and improved quality of life.

**Access to safe infrastructure for walking, biking, and recreation is not consistent across the county.** Many rural areas and older neighborhoods lack sidewalks, trails, bike lanes, and proximity to parks. Addressing these gaps through targeted investment and improved street design standards can expand access to recreation, reduce health disparities, and improve quality of life for residents throughout Boyle County. This provides an opportunity to build a fully connected multimodal network so that from any location in Boyle County, residents can safely walk, bike, or drive to any other part of the county, including Danville, Perryville, and Junction City.

**The needs of residents are changing with time.** As the population ages and household sizes shift, planning for a range of housing types, accessible design, and nearby services can help ensure that neighborhoods meet the needs of residents at all stages of life. This provides an opportunity to create neighborhoods designed for everyone, from an 8-year-old to an 80-year-old, and for residents of all abilities, ensuring parks, sidewalks, and services are accessible, inclusive, and supportive of people with different needs.

**Efforts to support community health are often handled separately.** Stronger coordination between local government, healthcare providers, schools, and other community organizations can make it easier to address shared goals, such as access to parks, healthy food, or transportation options. This provides an opportunity to approach public health as a community-wide responsibility, with collaboration helping to promote positive outcomes for everyone and address challenges efficiently.

**These seven elements reflect the foundations of a healthy community and help guide local decision-making to support the well-being and health of all residents:**

- 1. Arts & Culture:** A healthy community encourages a wide variety of recreational, historical, and cultural opportunities.
- 2. Basic Needs:** A healthy community has the elements necessary for an individual to survive, including food, shelter, and clothing needs.
- 3. Economy:** A healthy community has a process or system by which goods and services are produced, sold, and bought.
- 4. Education:** A healthy community has the process of receiving or giving systematic instruction, especially at a school or university.
- 5. Environment:** A healthy community relates to the natural world and the impact of human activity on its condition.
- 6. Health:** A healthy community provides health care access to all.
- 7. Neighborhood:** A healthy community is built around recreational facilities, access to safe multimodal transportation, and welcoming public spaces.

*Access to quality parks and recreational opportunities is essential in building a healthy, active, and connected community. Boyle County is fortunate to have a wide range of recreational facilities that serve residents of all ages and support physical and mental health. These public spaces promote social interaction, provide venues for fitness and sports, and help define the character of neighborhoods and communities throughout Boyle County.*

# COMMUNITY FACILITIES

- **Millennium Park:** Regional park with a large pond, playgrounds, walking trail, softball and baseball fields, soccer fields, skate park, dog park, tennis courts, picnic area and shelters, and a football field
- **Jackson Park:** Quiet neighborhood park with disc golf course, pickleball courts, baseball field, picnic area, playgrounds, and a walking trail
- **Michael M. Smith Memorial Park:** Neighborhood park with splashpad, playground, a walking trail, picnic area and shelter, and creek access
- **Henson Park:** Neighborhood park with walking trail with views of a nice pond and wetlands area
- **Butler Drive Park:** Local neighborhood park with a playground and walking trail
- **Cowan Street Park:** Neighborhood park offering a playground, basketball courts, picnic area, and a small field
- **Bruce Crowley:** A unique park, located in the heart of the city, offering a splash pad, playground, and a picnic area
- **Jennie Rogers Community Center:** An indoor space for programs, events, and community activities that serve all age groups, includes basketball courts, cafeteria, and classrooms
- **Bunny Davis Pool and Fitness Center:** Offers swimming, fitness, and wellness opportunities throughout the year
- **Constitution Square:** A historic park with ties to Kentucky's founding and a place for community events
- **Weisiger Memorial Park:** Located next to the courthouse, used for concerts, gatherings, and daily enjoyment
- **Golf Courses:** The Danville Country Club and Old Bridge Golf Club offer public and private options for golfing
- **Bike Park:** A new bike park near Alum Springs will feature trails and areas for BMX and mountain biking



The cities of Perryville and Junction City also operate parks that serve their local communities. These facilities provide meaningful opportunities for outdoor activity, recreation, and access to both green and open spaces.

Many of Boyle County's villages also include smaller, independently managed parks. These community spaces support physical activity, outdoor recreation, and everyday well-being. They help ensure that residents across all areas of Boyle County can enjoy the same healthy, active lifestyles supported by the larger park system.

As Boyle County continues to grow, it is important to encourage a more connected network of parks, trails, and sidewalks. Linking greenspaces across the county will help ensure that all residents have safe, convenient access to recreation and the health benefits it offers.



# TRANSPORTATION

**Boyle County offers more than just parks.** Residents can benefit from scenic routes to walk, hike, and bike. These resources help people stay active, connect with nature, and move safely through their communities without relying on cars. Ensuring that trails and open spaces are designed for people of all ages and abilities makes recreation and transportation more welcoming and equitable for everyone.

- Danville's growing trail system connects neighborhoods to parks, schools, and other destinations
- Planned expansion aims to link more parts of Boyle County into a countywide trail network
- The Central Kentucky Wildlife Refuge near Forkland offers 500 acres of trails, ponds, and nature programs

**Boyle County's rural roads offer beautiful scenery for cyclists, but safety is a concern.** Cycling is a great way to enjoy the outdoors and travel through Boyle County, but safer routes, signs, and shared road awareness are needed to support riders of all ages and abilities.

- There is limited signage and no designated bike lanes in many areas
- Future plans should focus on adding bike lanes, clearer signs, and cyclist-driver education
- Improving biking infrastructure makes recreation and commuting safer and more inviting

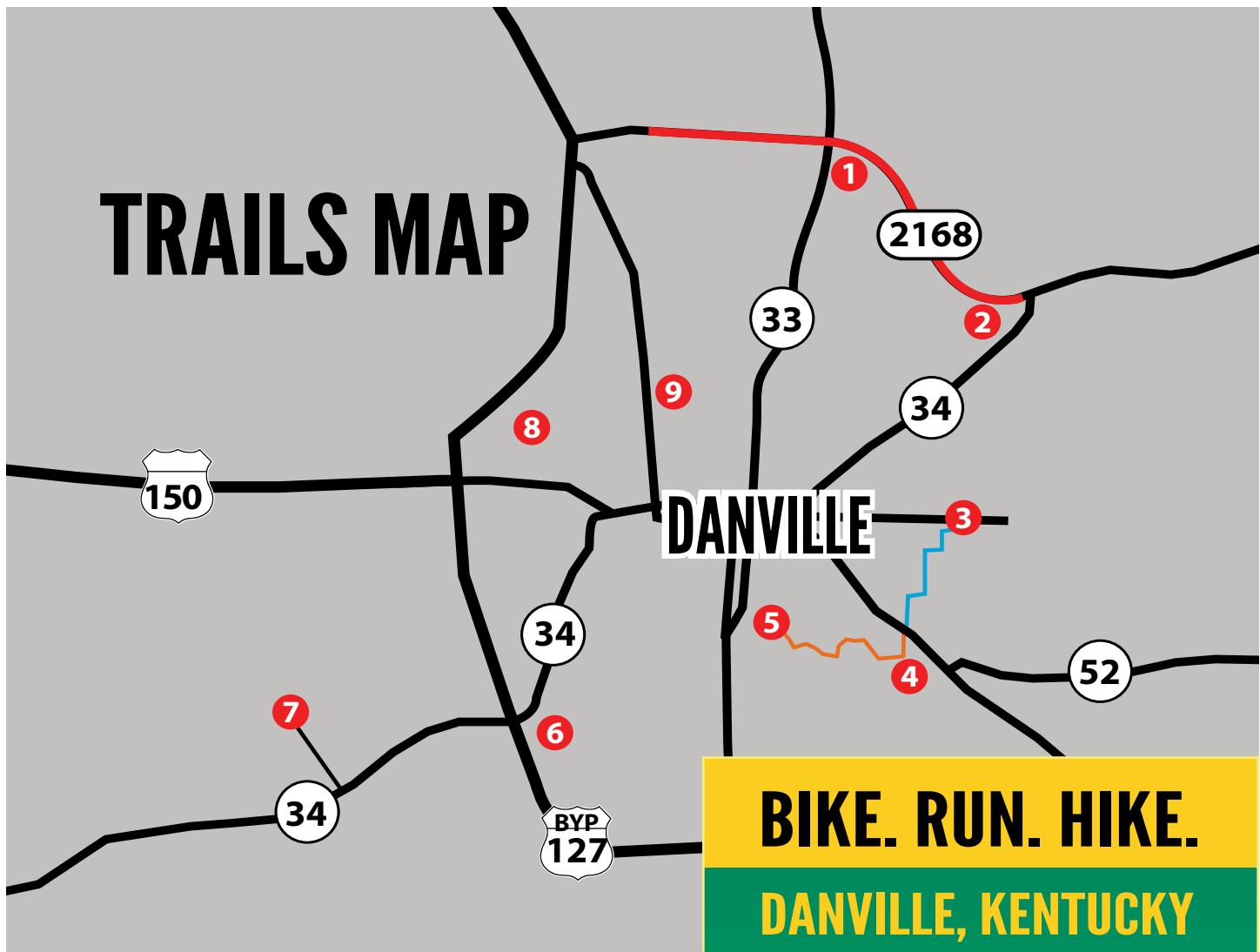
**Many rural areas and older neighborhoods lack sidewalks or safe places to walk.** Filling these gaps with connected sidewalks and walking routes can help more people travel safely, stay active, and enjoy their communities on foot. Sidewalks and paths should be designed to support universal accessibility, including people with mobility devices, strollers, or vision impairments.

- Filling in sidewalk gaps is essential for safety, accessibility, and public health
- Sidewalks and walking should be standard infrastructure in all new development, not optional
- Planning & Zoning can support this by requiring connectivity in subdivision approvals

## PLANNING FOR A CONNECTED FUTURE

**As Boyle County continues to grow and expand, connecting trails, sidewalks, and bike infrastructure is a smart investment in health, safety, and accessibility.**

# TRAILS MAP



**BIKE. RUN. HIKE.**  
**DANVILLE, KENTUCKY**

## TRAIL HEAD PARKING LOCATIONS

1. Connector Road Trail (2170 Shakertown Road)
2. Connector Road Trail (1805 Goggin Lane)
3. Henson Trail (897 East Main Street)
4. Clarks Run Trail (104 McClure Drive)
5. Clarks Run Trail (567 South Second Street)
6. Woven Wire Mountain Bike Park (500 Techwood Drive)
7. Hughes Lane Connector Trail (209 Corporate Drive)
8. Millenium Park Trail (Cunningham Drive)
9. Jackson Park Trail (826 Crosshill Road)



SCAN THE QR CODE

for more information about cycling  
and trails in Danville.

Learn more on Facebook by searching for  
Danville Boyle County Trails Alliance

For more information, go to [danvillekentucky.com](http://danvillekentucky.com)

*Danville*  
KENTUCKY  
Historically Bold  
DESTINATION DANVILLE



**FALCON'S FLIGHT  
TRAILWAYS**  
DBC TRAILS ALLIANCE



# GREENSPACE CONNECTIONS

***Well-connected greenspaces make walking and biking more comfortable, healthy, and enjoyable.***

As Boyle County continues to grow and connect its trail, sidewalk, and bike systems, it's important to think beyond just pavement. Expanding and linking greenspaces alongside these routes supports a healthier, more resilient community.

Trails should connect to parks, natural areas, and open spaces wherever possible, not only to improve access but to create a seamless network of places that support both recreational activities and environmental health. Even within city limits, we should prioritize adding and protecting greenspaces so that every resident has access to nature close to home.

Planting trees along sidewalks, trails, and in new developments is about more than aesthetic; it provides essential shade, reduces urban heat, improves air quality, and makes walking more enjoyable. Increasing tree canopy and greenspaces also help manage stormwater, reduce flooding, and support a balanced and healthy local ecosystem.

Maintaining the existing tree canopy is not enough. As Boyle County grows, we should grow greener by adding more trees and expanding our greenspaces along with new roads, sidewalks, and trails. These improvements don't just connect places, but they help create a stronger, healthier, and more livable community for future generations.

# BUILD A HEALTHY COMMUNITY

## ACTION ITEMS

### Objective A: Expand access to walking, cycling, and recreational facilities.

*Action:* Identify gaps in pedestrian and bicycle infrastructure to prioritize improvements.

*Action:* Partner with local parks department to expand trails and recreational opportunities.

### Objective B: Promote safety and connectivity of roadways, sidewalks, bike lanes, and trails.

*Action:* Adopt Complete Streets design standards that ensure roads are safe and accessible for all users and modes of transportation.

*Action:* Coordinate with schools to implement and expand Safe Routes to School programs.

### Objective C: Establish minimum standards for greenspace and open space for all new development projects.

*Action:* Update subdivision and zoning regulations to require usable greenspace and tree canopy coverage in new residential and mixed-use developments.

### Objective D: Protect existing tree canopy and establish standards to provide additional tree canopy for new development projects.

*Action:* Update subdivision and zoning regulations to require tree canopy coverage in new development.

*Action:* Identify priority areas for urban tree planting and partner with local organizations for ongoing canopy restoration and maintenance.

### Objective E: Review minimum standards for sidewalks, drainage, utilities, landscaping, and right-of-way easements for future utility needs.

*Action:* Incorporate green infrastructure practices into site plan requirements.

# PRESERVE COMMUNITY RESOURCES

***Protecting Boyle County's natural beauty, farmland, and historic character is essential to maintaining a strong sense of place.***

This section focuses on conserving the places and features that make Boyle County special. As growth continues, this plan encourages development that respects the landscape, strengthens the fabric of existing communities, and safeguards resources that cannot be replaced. By guiding new growth into appropriate areas and elevating preservation as a planning priority, Boyle County can grow responsibly while keeping its rural identity and shared heritage intact.

## OBJECTIVES

- a. Preserve historic destinations to enhance tourism and education of Boyle County's historic significance.
- b. Allocate an adequate supply of developable land to accommodate anticipated growth within the Urban Service Area.
- c. Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.
- d. Set standards of development for agricultural land division to minimize the impact on farming activities and to preserve the rural character outside of the Urban Service Area.
- e. Protect environmentally sensitive areas by restricting development near karst areas (sinkholes), floodplains, steep slopes, and waterways.
- f. Identify and protect natural resources and landscapes before development occurs.



# CHALLENGES & OPPORTUNITIES

**Balancing preservation and growth requires careful planning.** Boyle County has a significant amount of prime farmland, which is ideal for agriculture and development. As the County grows, we'll need to make thoughtful decisions about where and how that growth happens, especially near city limits. This provides an opportunity to protect productive farmland while thoughtfully guiding new homes and businesses within existing urban boundaries, supporting sustainable growth for the community.

**Much of Boyle County's scenic land is not well suited for development.** The Knobs in western Boyle County are beautiful, but the steep slopes, poor soils, and lack of infrastructure make building in this region difficult and expensive. These areas are better suited for conservation, recreation, or low-impact uses. This provides an opportunity to focus growth in more suitable areas and protect the county's vulnerable landscapes.

**Farms are getting bigger, but fewer.** The number of small farms in Boyle County is going down, while larger farms are taking up more land. Although farming remains strong overall, this trend can make it harder for new farmers to get started and may reduce the variety of agricultural activity. This provides an opportunity to actively support farms of all sizes to sustain Boyle County's farmland and encourage a strong agricultural sector for future generations.

**Boyle County's history is a key community asset, and needs to be protected.** Boyle County is full of historic sites and districts that help tell the story of who we are. These places bring in visitors, support downtown revitalization, and give our communities a strong sense of identity. But without active preservation efforts, they can fall into disrepair or be lost entirely. This provides an opportunity to actively protect and celebrate historic landmarks, honoring the past, while strengthening community identity for the future.



## ENVIRONMENTAL

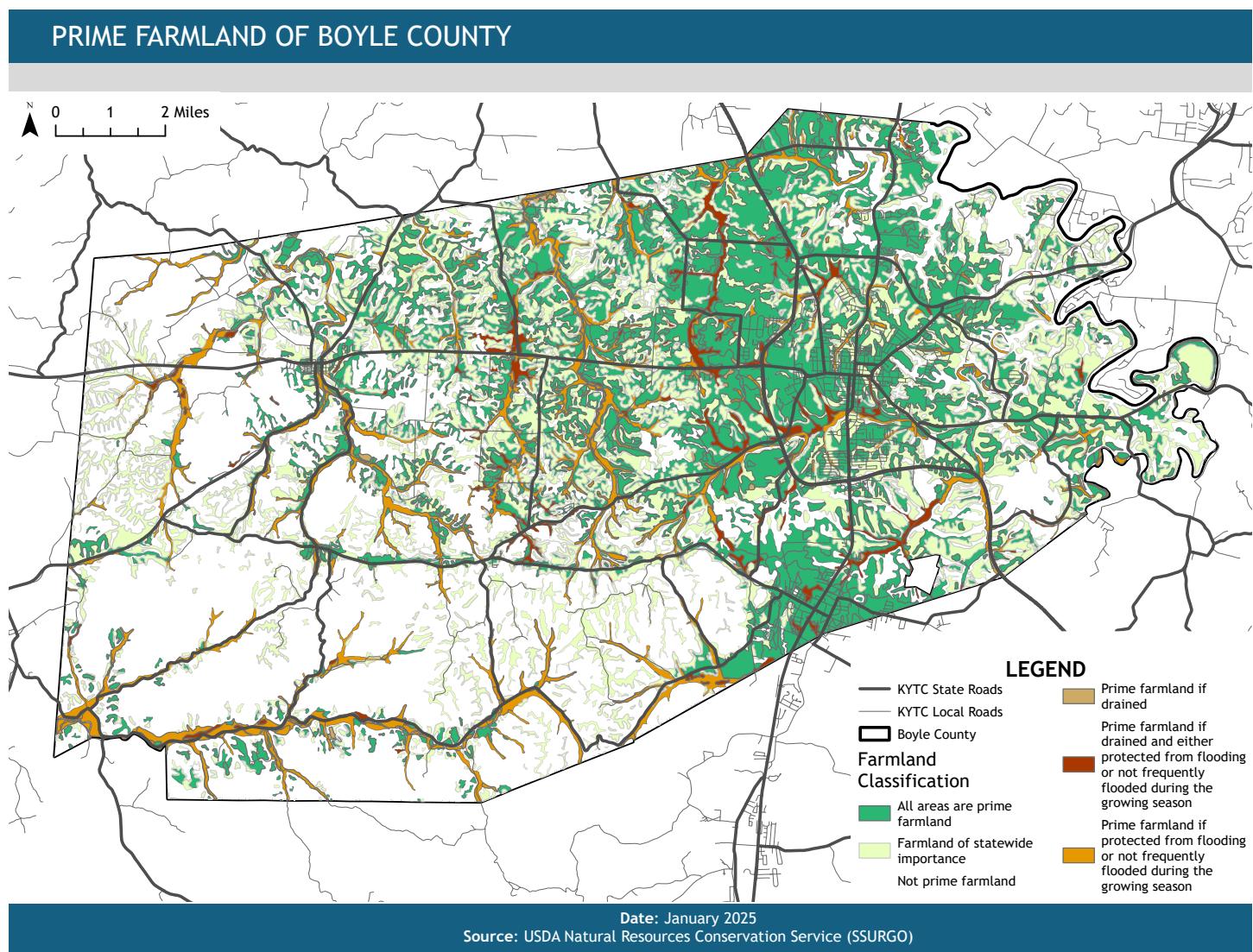
*The natural and man-made features of Boyle County have a profound and lasting impact on the health, function, and appearance of the local landscape. These features must be considered carefully in both current and future land use decisions. The county's physiographic characteristics, including topography, geology, hydrology, and soil composition, all contribute to the suitability of land for development, agriculture, conservation, and recreation.*

*Understanding and planning for these environmental conditions is essential to promoting responsible growth, protecting natural resources, and ensuring the long-term resilience of the county's communities and ecosystems.*



## Prime Farmland

Prime farmland is defined by the U.S. Department of Agriculture as land with the most favorable combination of soil, climate, and water conditions for agricultural production. These lands are capable of sustaining high yields when managed appropriately and may include cropland, pasture, rangeland, or forest land, but not developed areas. Because the same qualities that make land valuable for farming also make it desirable for development, Boyle County faces the ongoing challenge of balancing growth with the protection of its agricultural resources. Preserving prime farmland is essential to maintaining the county's agricultural heritage and long-term sustainability.



# HISTORIC PRESERVATION



Historic preservation plays a vital role in strengthening communities culturally, economically, and environmentally. Historic architecture and sites tell the story of how a place came to be and how it has changed over time. These physical landmarks serve as living records of the past and give communities a unique identity that sets them apart from others, attracting both visitors and new residents.

Preserving and redeveloping historic resources also supports connected, walkable environments. By reinvesting in existing structures, communities can reduce the pressure to expand outward, helping to protect farmland and rural landscapes from urban sprawl. Additionally, historic preservation supports fiscal responsibility. Dense, older neighborhoods often generate more property tax revenue per acre and require less investment in new infrastructure compared to newer, sprawling developments. In this way, preservation is not only economically smart, but it is also a sustainable model for community development.

Boyle County is rich in historic assets. According to the Kentucky Heritage Council, there are 47 surveyed historic sites in Perryville, 185 in Danville, and 416 in the rest of the county. The county also contains 14 National Register Historic Districts. Seven of these are located in Danville: *The Constitution Square Historic District, Commercial District, East Main Street District, Lexington Avenue-Broadway District, Maple Avenue District, Warehouse District, and The McGrorty Avenue/Old Wilderness Road Historic District*. Perryville is home to *The Old Perryville Historic District*, and the remaining six historic districts are located throughout the county. The significance of each district is summarized below.

# Constitution Square Historic District

Constitution Square Historic District is significant, not only as the birthplace of Danville, but as the birthplace of the Commonwealth of Kentucky. The present historic district encompasses eight acres—more or less—focused upon Constitution Square. The Square is a public park owned and maintained by Boyle County that includes replicas of the three original buildings on the Old Public Square where meetings were held that resulted in the formation of the Commonwealth of Kentucky. It also includes the relocated and reconstructed original building which housed the first U.S. Post Office west of the Alleghenies. The square is surrounded by nine other structures that are important to the city, state, and the United States. These include buildings of log, frame, and brick construction. Among these are:

- c. 1786 - Grayson's Tavern*
- c. 1790 - The Apothecary Shop*
- c. 1790 - Ayres Silversmith Shop*
- c. 1802 - Ephraim McDowell House* (*listed on the National Register prior to the National Preservation Act of 1966 as a National Historic Landmark*)
- c. 1810 - Alban Gold Smith House*
- c. 1816 - Fisher's Row Houses (Blue Row)*
- c. 1816 - Watt-Bell House*
- c. 1820 - Brick Schoolhouse*
- c. 1820 - Brick Dependency*



Grayson's Tavern, c. 1786



Brick Schoolhouse, c. 1820



Ephraim McDowell House, c. 1802



Brick Schoolhouse, c. 1820

## **Danville Commercial District**

The Commercial District is composed of four blocks on the north side of Main Street and two blocks on the south side in an area from Fourth Street to First Street. The district contains buildings that have traditionally housed the community's essential merchandising and banking establishments. There are also several churches and the Boyle County Courthouse in this area. Half the structures were built in the late nineteenth century and the remainder in the early twentieth century. The buildings are two and three story brick structures, two to ten bays in width, with detailing from the Italianate, Gothic Revival, Queen Anne, and Classical Revival styles.

## **East Main Street District**

The East Main District is a residential neighborhood located several blocks east of the commercial district. Developed as a unit in the late nineteenth and early twentieth century, the thirty-three residences are frame and brick, one and two story examples of the Queen Anne and Classical Revival styles. The East Main District is a group of stylistically cohesive residences that distinguish it from the other residential areas surrounding it. The scale, materials and setback of these houses convey the blend of craftsmanship and technology that characterize turn-of-the-century architecture. The district is Danville's best example of this period.

## **Harrodsburg Pike Rural Historic District**

The Harrodsburg Pike Rural Historic District covers approximately 1,500 acres and was listed on the National Register of Historic Places in 1998. One of the largest historic districts in Kentucky, it stretches 3.25 miles along the west side of the US 127 Highway from the Mercer-Boyle County line down to the southern boundary of Cambus-Kenneth Farm. At the heart of the district are four major properties, each featuring historic structures individually listed on the National Register, and encompassing some of Kentucky's most fertile farmland. The district is located along Wilderness Road, one of the region's earliest corridors of settlement. Recognized for its architectural, fertile agricultural, and historic importance, the district is closely associated with notable local figures, including, James Harrod, Ephraim McDowell, and James Granville Cecil. It is also distinguished by its rare historic buildings, several dating back to the antebellum period. According to its National Register listing, the district is notable for its exceptional "savanna woodland remnants" and its expansive views of large farmland, which together create a remarkable rural landscape.

## **McGroarty Avenue-Old Wilderness Road Historic District**

The McGroarty Avenue-Old Wilderness Road Historic District is located north of downtown Danville, along Wilderness Road. These resources consist primarily of residential buildings constructed between 1814 and 1950. In the third quarter of the 19th century, African Americans began purchasing lots within the district, either from George W. Welsh, a successful white businessman, or from James and Alvira Kincaid, a local African American couple. The homes in the McGroarty Avenue-Old Wilderness

Road Historic District reflect vernacular architectural styles popular from the late 1800s to the mid-1900s, including simple side-gable forms as well as Craftsman and bungalow-style dwellings. Today, the district stands as one of the oldest and best-preserved African American neighborhoods near downtown Danville. It serves as a tangible representation of post-Civil War efforts toward property ownership and economic independence among African Americans in the region.

## ***Lexington Avenue-Broadway District***

Located just north of the Commercial District, the Lexington-Broadway Historic District is mostly residential, with buildings dating from the early 19th to the early 20th century. This collection of two-story wood and brick homes showcases the evolution of national architectural styles as the community grew from a small frontier settlement into a thriving regional center. Although most of the homes were built in the 20th century, the district also features historic examples of Federal, Greek Revival, Gothic Revival, Italianate, and Queen Anne styles. Despite some modern residential infill, the district retains a strong sense of historical integrity. High standards of design, materials, and craftsmanship are evident throughout the neighborhood. This architectural character is further enhanced by mature trees, original walkways, and traditional fencing, all of which contribute to a cohesive landscape. The consistency of land use and building setbacks reinforce the district's unique identity, setting it apart from surrounding areas and preserving its sense of place.

## ***Maple Avenue District***

Located just north of the west end of Main Street, the Maple Avenue Historic District is a linear, eight-block residential area along Maple Avenue. The district begins at the southern end of Centre College and includes the Craik House, the college president's residence. It contains forty-three homes and one school, with architectural styles including Greek Revival, Italianate, and Classical Revival. The district showcases the progression of national residential architectural styles over time. Despite new additions, the original setback and scale established by the earliest homes have been carefully maintained. The use of quality materials and skilled craftsmanship across styles, from Greek Revival to Colonial Revival, adds to the district's architectural integrity and reinforces its local historic significance.

## ***Christopher Collins Moore Farm (Blythewood Farm)***

Located at 3901 Harrodsburg Road, this farm was listed on the National Register in 1994. The two-story, five-bay Greek Revival house was built around 1852 by Christopher Collins Moore, a Harrodsburg merchant. A major architectural change occurred to the house in the 1920s when the owner Guy Hundley had it covered in stucco. The stucco brick structure has a pitched roof and two large interior brick corbeled chimneys. It also has an exterior end stucco brick chimney located on the rear of the main section of the house, and a central chimney on the back wing of the house.

## **Old Perryville Historic District**

The Old Perryville Historic District encompasses approximately 230 acres and includes most of the city's historic core. The district is notable for the strong resemblance between Perryville's current appearance and how it looked in the 1860s. Long known as an agricultural community centered around the usually quiet Chaplin River, Perryville is historically significant for its role in the Civil War, specifically during the Battle of Perryville, fought from October 8th to October 10th, 1862. The nearby battlefield, which also retains much of its 1860s character, contributes to the city's historic identity. Together, the City of Perryville and the Perryville Battlefield State Historic Site are part of the Perryville Battlefield National Historic Landmark District. Homes within the district date from the 1790s to the present and include examples of clapboarded log construction. While some structures have been altered over time, most remain in good to excellent condition. Although, a few historic sites such as "Old Scuffle", the former African American church and school, and several log buildings, are no longer in active use. Merchant's Row stands out as one of Kentucky's best-preserved pre-Civil War mercantile districts. Despite its historic value, several of the buildings are deteriorating due to a lack of funding. Fortunately, many of these structures are protected by preservation easements overseen by the Kentucky Heritage Council. There is also ongoing interest in returning some of these buildings to private ownership, with protections remaining in place to ensure their historic integrity and appropriate use.

## **St. Mildred's Court-West Lexington Avenue Historic District**

The St. Mildred's Court-West Lexington Avenue Historic District, located between West Main Street and West Lexington Avenue, was recognized as a historic district in 1994. Covering approximately 13 acres, it includes 41 buildings and represents the most cohesive collection of middle-class homes in Danville dating from 1912 to 1927. This neighborhood uniquely reflects early 20th-century ideals of suburban continuity and the American dream through its residential architecture. The area has long been closely connected to Centre College, the local newspaper, and the railroad, with leaders from these institutions choosing to build their homes here. This created a neighborhood known for its solid, established citizens. While working-class neighborhoods were developed elsewhere in Danville, the St. Mildred's Court-West Lexington Avenue District is an important display of the socio-economic segregation that was typical of the early 20th century.

## **Three Gothic Villas**

Located within a three-mile radius of Danville, the Helm-Gentry House (3245 Harrodsburg Road), Mound Cottage (525 Maple Avenue), and Warrenwood (off U.S. 127 South) were added to the National Register of Historic Places in 1977. These three Gothic Revival villas are set against the backdrop of fertile Bluegrass farmland, just outside the city. Each was modeled after mid-19th century "pointed style" villa designs popularized by architects A.J. Davis and A.J. Downing, reflecting a picturesque and romantic approach to rural residential architecture.

## **Terrace Court Historic District**

Located off Wilderness Road, the Terrace Court Historic District was recognized by the National Register in 2010. As noted by preservation expert David Taylor of Taylor and Taylor Associates, “Terrace Court provides examples both of small-scale housing and, collectively, of small-scale subdivision development in Danville in the 1920s and 1930s.” The district features a range of architectural styles, including Craftsman, Tudor, and Colonial Revival. It retains strong historic integrity and represents an early example of an automobile-oriented suburban neighborhood, often referred to as an Early Automobile Suburb.

## **Todd-Montgomery Houses (Beaten Biscuit Row)**

Located at 229, 243, 251, and 305 North Third Street, the Todd-Montgomery Houses were added to the National Register of Historic Places in 1976. Although situated within a larger residential area, these four homes, all built within a six-year span, have a distinct character of their own. The southernmost home, the Todd-Cheek House, is set closest to the street, while the other three are uniformly set back. Directly across the street on the east side of North Third Street are houses from a slightly later era, dating from 1870 to 1900, offering a timeline of Danville’s evolving residential development.

## **Warehouse District**

Located just west of the Commercial District, the Warehouse District is composed of brick and frame vernacular structures that have supported transportation, manufacturing, and storage needs since the late 19th century. Over time, ownership of many buildings has shifted, but the district still offers a clear reflection of Danville’s historic role as a key rail transportation hub in the late 1800s and early 1900s. The railroad attracted industries that were focused on refining, storing, and distributing local agricultural products such as lumber, hemp, tobacco, and flour. Today, the area continues to evolve. The former hemp warehouse has since been repurposed as a student center for Centre College, which now owns much of the land in the district. Although the railroad depot remains under the operation of Norfolk Southern Railroad, the surrounding area has seen new development, including the construction of several fraternity and sorority houses affiliated with Centre College.



# DANVILLE ARCHITECTURAL HERITAGE BOARD

To help protect historic resources, many communities establish an Architectural Heritage Review Board alongside a local historic district. These boards typically include individuals with knowledge in history, architecture, and design. This board is responsible for reviewing proposed development projects to assess their compatibility with historic surroundings. Their authority can vary, ranging from advisory recommendations to full approval or veto power over projects, including design elements. The City of Danville first enacted a historic preservation ordinance in 1993 to create the Danville Architectural Heritage Board (DAHB). They have broad responsibilities, including identifying and nominating historic sites, recommending local district designations, developing and applying design guidelines, advising property owners, and regulating exterior alterations and construction within designated historic areas.

DAHB's design guidelines apply to both building exteriors and landscapes within Danville's local historic overlay district. The district includes several National Register areas, such as the Commercial District, Constitution Square, and the Broadway-Lexington Avenue District. Many historic buildings in these National Register districts fall within the local overlay boundary, ensuring added protection under local regulation. Outside of the overlay, Danville also recognizes three individual properties as local historic landmarks. These landmarks are subject to the same protections and regulations as properties within the larger district, under the authority of the same historic preservation ordinance.

1. **Willis-Russell Memorial (Thomas Barbee House):** 204 E. Walnut St.
2. **Montgomery Rodes House:** 305 N. 3rd St.
3. **Lanier Toliver House:** 637 N. 3rd St.

*Any project that involves changes to a building's exterior or its surrounding landscape must receive a Certificate of Appropriateness (COA) before work begins. This includes alterations to materials or design, as well as new construction and demolition. The COA process helps ensure that the character and scale of Danville's historic districts are preserved. Currently, Danville is the only community in Boyle County with a local historic district protected by ordinances. However, other areas, particularly Merchants' Row in Perryville, should be considered for similar protections.*

## ***Conservation of Historic Assets***

Boyle County's historic structures and nationally significant landscapes help define its unique character. This historic identity is essential for both current and future tourism potential and can be used to inform future economic development. The preservation and promotion of sites like the Perryville Battlefield not only deepen interest in the area's heritage but also help guide thoughtful, responsible new development. Looking ahead, the county's primary challenge will be maintaining a balance between preserving its historic character and accommodating future growth, without compromising either. Preservation begins with identifying historic sites and raising public awareness of their cultural and historical significance. While progress has been made on both fronts, more work needs to be done. More formal preservation tools and strategies are outlined below.

### ***National Register Designation***

While Boyle County includes numerous sites and districts listed on the National Register of Historic Places, this classification alone does not ensure their long-term preservation. Projects involving significant federal actions—typically through funding or permitting—require an environmental assessment. As part of this process, potential impact on properties listed on or eligible for the National Register must be evaluated through a Section 106 Review. If adverse effects are identified, mitigation measures are required. These may include restoration in line with national preservation standards or detailed documentation prior to demolition or alteration. However, projects funded solely through state or local sources are generally not subject to this review process, which can leave certain historic resources vulnerable to degradation or unsuitable modifications.

### ***Local Historic District Designation***

Local historic districts can be designated to include special zoning provisions. These zones are usually known as “overlay” zones and they usually consist of requirements in addition to the underlying zoning for the area, for example commercial or residential. An overlay zone can be tailored to the area of concern and can include a variety of provisions to encourage or regulate historic preservation. This could include special setback lines to conform to existing buildings, special sign regulations, restrictions on demolition or modifications of buildings, or additional restrictions on appropriate land uses.

*In addition to several structures within Danville's eight historic districts, there are also several individual properties listed on the National Register of Historic Places; 11 in Danville and 25 throughout the rest of Boyle County. Numerous other sites across the county are currently eligible for the Register, but have not yet been formally listed. Due to the volume of these resources, the topographic maps showing their locations will be maintained by the Planning and Zoning office for reference, rather than be included in this Comprehensive Plan.*

# **Preservation Resources**

**Danville Architectural Heritage Board:** Oversees rehabilitation projects, demolition, and new construction in the downtown historic overlay district; advises on appropriate signage, rehabilitation practices, and new construction in the overlay districts; and maintains the City's status as a Certified Local Government, which permits the DAHB to receive funding for local preservation training, National Register nominations, or preservation planning.

**Boyle Landmark Trust:** Catalogues historic resources countywide; offers preservation education programs; and consults on historic property purchases and rehab projects.

**Main Street Perryville:** Maintains and manages many properties along Merchants row; consults on historic property purchases and rehab projects, as well as appropriate commercial development of downtown properties; and helps property owners seek out incentives to finance preservation projects.

**Forkland Community Center:** It aims to both preserve and promote the rural heritage of our unique and scenic Knobs area; and provides a facility for many educational and recreational community activities.

**Danville-Boyle County Public Library:** Maintains extensive collections and digitally archives the County's historic resources; and advises on deed and property research.

# PRESERVE COMMUNITY RESOURCES

## ACTION ITEMS

### Objective A: Preserve historic destinations to enhance tourism and education of Boyle County's historic significance.

*Action:* Promote Architectural Heritage Board to focus on maintaining the character of downtown during expansion and development.

*Action:* Publicize and promote the 14 identified historic districts within the county.

### Objective B: Allocate an adequate supply of developable land to accommodate anticipated growth within the Urban Service Area.

*Action:* Use population and housing growth projections to update the Future Land Use Map (FLUM) and ensure sufficient land is designated for development within the Urban Service Area.

### Objective C: Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.

*Action:* Develop an inventory of vacant and underutilized properties and prioritize these sites for infill and redevelopment incentives

*Action:* Review and revise zoning ordinances to support a mix of uses, efficient land use, and compact growth patterns that respect historic resources.

### Objective D: Set standards of development for agricultural land division to minimize the impact on farming activities and to preserve the rural character outside of the Urban Service Area.

*Action:* Review and update subdivision regulations to include minimum lot sizes, shared access, and clustering requirements that limit fragmentation of productive farmland.

**Objective E: Protect environmentally sensitive areas by restricting development near karst areas (sinkholes), floodplains, steep slopes, and waterways.**

*Action:* Restrict development near mapped karst areas, floodplains, steep slopes, and waterways.

*Action:* Require environmental site analysis for proposed development within or adjacent to these areas.

**Objective F: Identify and protect natural resources and landscapes before development occurs.**

*Action:* Integrate natural resource and habitat data into the development review process.

*Action:* Establish overlay zones or conservation districts for areas with unique environmental, scenic, or cultural value.



# APPENDIX

## GOALS, OBJECTIVES & ACTION ITEMS

### Create Quality Neighborhoods

- a. Protect existing neighborhoods by encouraging conformity to the existing character for new development or redevelopment.

*Action:* Include Village concept conformity as well as FLUM conformity in any zoning decisions.

*Action:* Encourage infill and development within existing villages through clear goals and regulations.

*Action:* Review the Joint Zoning Ordinance for opportunities to streamline regulations while strengthening village character and integrity.

- b. Enable the development of mixed-use areas that will allow residents to walk short distances from home to destinations that meet their daily needs.

*Action:* Educate the public about the Village concept with possible public forums and invited speakers.

*Action:* Include conformity to the Village concept in zoning decisions.

- c. Encourage the use of neighborhood-enhancing elements, such as open space retention, street trees, roadway connectivity, neighborhood-serving businesses, and connection to community centers, such as parks or schools.

*Action:* Review city and county plans for addition of amenities to encourage and enhance conformity to the Village concept.

## Expand Housing Options

### a. Enable the production of affordable housing and a diverse housing stock.

*Action:* Amend zoning regulations to allow for a variety of housing types, including duplexes, townhomes, cottage courts, and accessory dwelling units (ADUs), in appropriate areas.

*Action:* Identify opportunity areas for affordable or higher-density housing, particularly near village centers and urban cores.

*Action:* Explore incentive-based strategies, such as density bonuses or reduced parking requirements, for developments that include affordable or workforce housing units.

*Action:* Align the Future Land Use Map with areas suitable for diverse housing options that reflect community needs and infrastructure capacity.

### b. Increase housing opportunities and supporting amenities, such as for residents to age in place.

*Action:* Promote universal design and accessible housing standards, and support the development of ADUs and senior-oriented housing near key services and transit.

*Action:* Simplify zoning and development regulations to reduce unnecessary barriers and streamline permitting processes for building new housing and preservation.

## Grow a Diverse Economy

- a. **Encourage recruitment and retention of clean, diversified industry through the redevelopment of underutilized industrial land or development of industrial parks and associated infrastructure.**

*Action:* Continue to foster cooperation between the Planning Commission and the Danville-Boyle County Development Corporation to ensure this objective is being met.

- b. **Enable infill and redevelopment in the urban cores of each city.**

*Action:* Establish an inventory of underdeveloped areas in the urban cores and evaluate the zone for each property. The zoning for urban cores should be reflective of the density and context of development that the city is trying to achieve and may require a large-scale initiative to change the zoning in some areas to allow for higher density, mixed use development in the urban cores.

- c. **Encourage development of related agricultural businesses and support services to assure high quality agricultural production.**

*Action:* Collaborate with local schools, BCTC, and extension offices to provide training programs in agricultural technology, agribusiness management, and sustainable farming practices.

*Action:* Identify and zone areas specifically for agricultural business development.

- d. **Provide entertainment and other quality of life opportunities that attract and retain a diverse work force.**

*Action:* Evaluate and support upgrades to existing community parks, recreation centers, and community centers.

*Action:* Implement the Downtown Master Plan to help foster a thriving downtown.

*Action:* Review the Zoning Ordinance, and make updates where necessary, to allow for more flexibility for housing development.

# Build a Healthy Community

**a. Expand access to walking, cycling, and recreational facilities.**

*Action:* Identify gaps in pedestrian and bicycle infrastructure to prioritize improvements.

*Action:* Partner with local parks department to expand trails and recreational opportunities.

**b. Promote safety and connectivity of roadways, sidewalks, bike lanes, and trails.**

*Action:* Adopt Complete Streets design standards that ensure roads are safe and accessible for all users and modes of transportation.

*Action:* Coordinate with schools to implement and expand Safe Routes to School programs.

**c. Establish minimum standards for greenspace and open space for all new development projects.**

*Action:* Update subdivision and zoning regulations to require usable greenspace and tree canopy coverage in new residential and mixed-use developments.

**d. Protect existing tree canopy and establish standards to provide additional tree canopy for new development projects.**

*Action:* Update subdivision and zoning regulations to require tree canopy coverage in new development.

*Action:* Identify priority areas for urban tree planting and partner with local organizations for ongoing canopy restoration and maintenance.

**e. Review minimum standards for sidewalks, drainage, utilities, landscaping, and right-of-way easements for future utility needs.**

*Action:* Incorporate green infrastructure practices into site plan requirements.

# Preserve Community Resources

## a. Preserve historic destinations to enhance tourism and education of Boyle County's historic significance.

*Action:* Promote Architectural Heritage Board to focus on maintaining the character of downtown during expansion and development.

*Action:* Publicize and promote the 14 identified historic districts within the County.

## b. Allocate an adequate supply of developable land to accommodate anticipated growth within Urban Service Area.

*Action:* Use population and housing growth projections to update the Future Land Use Map (FLUM) and ensure sufficient land is designated for development within the Urban Service Area.

## c. Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.

*Action:* Develop an inventory of vacant and underutilized properties and prioritize these sites for infill and redevelopment incentives

*Action:* Review and revise zoning ordinances to support a mix of uses, efficient land use, and compact growth patterns that respect historic resources.

## d. Set standards of development for agricultural land division to minimize the impact on farming activities and to preserve the rural character outside of the Urban Service Area.

*Action:* Review and update subdivision regulations to include minimum lot sizes, shared access, and clustering requirements that limit fragmentation of productive farmland.

## e. Protect environmentally sensitive areas by restricting development near **karst areas (sinkholes), floodplains, steep slopes, and waterways**.

*Action:* Restrict development near mapped karst areas, floodplains, steep slopes, and waterways.

*Action:* Require environmental site analysis for proposed development within or adjacent to these areas.

## f. Identify and protect natural resources and landscapes before development occurs.

*Action:* Integrate natural resource and habitat data into the development review process.

*Action:* Establish overlay zones or conservation districts for areas with unique environmental, scenic, or cultural value.

# FLUM DESIGNATIONS

To meet the objective of creating quality neighborhoods and encouraging development within the existing city limits and urban service areas, we have established new categories of property designations for the Future Land Use Map. These are described in the section below and are reflected in the updated FLUM which will be approved along with this Comprehensive Plan.

## ***Garden Neighborhood***

- a. **Description:** A mix of attached and detached single-family homes or duplexes on large- or medium-sized lots.
- b. **Development Style:** Houses on medium-sized or large-sized lots in a largely auto dependent environment. Homes are typically set back from the street. Future developments should continue or create a gridded street pattern, and future housing should be built to a scale and design that is consistent with existing buildings.
- c. **Primary Uses:** Single-family residential
- d. **Recommended Zones:** R1-A, R1-B, and R1-C



Source: [The Congress for the New Urbanism](#)



Source: [Norton Commons](#)



Source: [Missing Middle Housing](#)

## Village Neighborhood

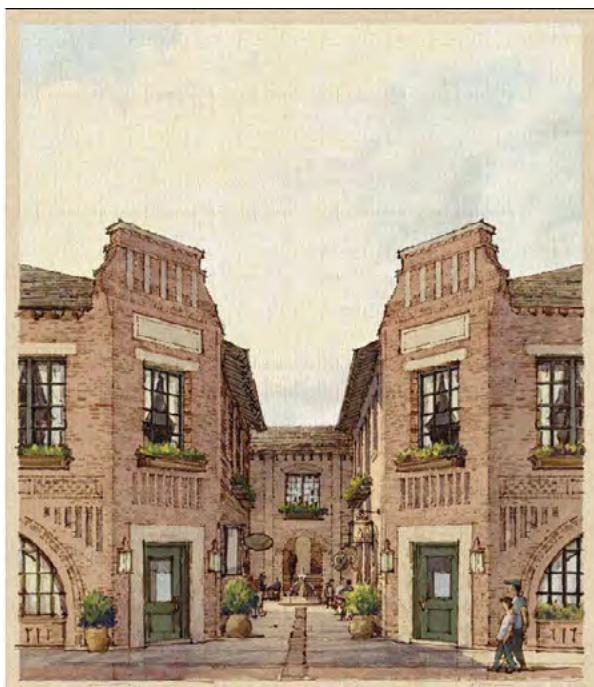
- a. **Description:** Predominantly residential with limited neighborhood serving commercial uses, such as retail, office, or personal services. Commercial uses should be strategically placed on the fringes of neighborhoods.
- b. **Development Style:** Primarily attached and multi-family homes that may engage the street (i.e reduced setbacks). New developments should complement existing context and should continue or create a gridded street pattern. In historic neighborhoods, small-scale commercial uses should be allowed to reestablish or be integrated into the appropriate context. In new neighborhoods, small-scale commercial buildings should be introduced.
- c. **Primary Uses:** Single-family residential, duplexes, small multi-family residential (3-10 units).
- d. **Secondary Uses:** Neighborhood serving commercial uses (retail/office/ personal services), large multi-family residential (10+ units)
- e. **Recommended Zones:** R1-C, RM-2, RM-3\*, NB\*, OP\*



\* denotes secondary zoning

# Village Center

- a. **Description:** Hub of neighborhood activity that supports walkable commercial and moderate density residential mixed-use areas.
- b. **Development Style:** The building size and density for these areas may vary depending on neighborhood characteristics. Future development should compliment the existing context. Buildings should engage the street (minimal setbacks), and development should be pedestrian oriented.
- c. **Primary Uses:** Neighborhood serving commercial uses (retail/restaurants/ office/personal services), mixed-use, multi-family residential
- d. **Secondary Uses:** Single-family residential
- e. **Recommended Zones:** CB, GB



Source: [@AustinTunnell on X](#)



Source: [Congress for the New Urbanism \(CNU\)](#)



Source: [Congress for the New Urbanism \(CNU\)](#)



Source: [Only in Your State - Kentucky Main Streets](#)



Source: [@ Aesthetic\\_City on X](#)

# Downtown

- a. **Description:** Urban core of the community that supports walkable commercial and high density residential mixed-use areas.
- b. **Development Style:** Structures should be a minimum of two or three stories with vertical mixed-use (i.e. commercial use on first floor, residential use on upper stories). Buildings should engage the street.
- c. **Primary Uses:** Commercial (retail/restaurants/office/personal service), mixed-use, multi-family residential, institutional, government
- d. **Secondary Uses:** N/A
- e. **Recommended Zones:** CB



Source: [@stevemouzon on X](#)



Source: [Input Fort Wayne](#)



Source: [World Atlas](#)



Source: [Creative Uses for Downtown Buildings in Small Towns](#)



Source: [World Atlas](#)

## Corridor

- a. **Description:** Found along major commercial corridors. Consists of regional-serving commercial development and high-density residential development.
- b. **Development Style:** The building size and density may vary depending on neighborhood characteristics. Structures will typically be setback from the street on larger lots with sufficient on-site parking in a largely auto-dependent environment. Pedestrian and bike access should still be provided.
- c. **Primary Uses:** Commercial
- d. **Secondary Uses:** Multi-family residential
- e. **Recommended Zones:** HB, RM-3\*, RM-4\*



## Industrial

- a. **Description:** Manufacturing and production areas that should be located near major corridors
- b. **Development Style:** These areas should be clustered together and are best suited in areas where industrial uses already exist. There should be sufficient buffers from adjacent incompatible uses.
- c. **Primary Uses:** Industrial
- d. **Secondary Uses:** Commercial
- e. **Recommended Zones:** IBD, LI, HI, HB



Source: [Hunt Midwest](#)

\* denotes secondary zoning

## ***Public***

- a. **Description:** Public and quasi-public entities, such as government, schools, and universities.
- b. **Development Style:** N/A
- c. **Primary Uses:** Governmental, Institutional, Open Space, and Parks
- d. **Secondary Uses:** N/A
- e. **Recommended Zones:** ICD, P



## ***Agricultural***

- a. **Description:** A mix of agricultural and rural residential uses. Could include floodplain or other environmentally sensitive areas in Unincorporated Boyle County.
- b. **Development Style:** N/A
- c. **Primary Uses:** Agricultural and Rural Residential
- d. **Secondary Uses:** N/A
- e. **Recommended Zones:** AG and RR



## ***Conservation***

- a. **Description:** Floodplain or other areas unsuitable for development.
- b. **Development Style:** N/A
- c. **Primary Uses:** Parks, Open Spaces, Vegetative Areas
- d. **Secondary Uses:** N/A
- e. **Recommended Zones:** N/A



# PRESERVE COMMUNITY RESOURCES

## *Physiography*

Boyle County is located in Central Kentucky and lies within three land resource areas: the Kentucky Bluegrass Region, the Highland Rim Region, and the Pennyroyal Land Resource Area. The county is bordered by Mercer, Garrard, Lincoln, Casey, Washington, and Marion Counties.

Geologically, Boyle County is composed of portions of four physiographic regions that share similar characteristics in terrain and underlying rock. These include the Inner Bluegrass (Maury-McAfee), Hills of the Bluegrass (Eden Lowell), Outer Bluegrass (Faywood Lowell), and Knobs (Colyer-Trappist) regions.

Most of central Boyle County, including the City of Danville, is located in the Inner Bluegrass Physiographic Region. This area has gentle rolling hills built on thick-bedded, high-grade limestone. The landscape becomes more rugged near streams and creeks, which are common throughout the area. Due to the underlying limestone, much of the drainage occurs underground, resulting in karst topography defined by sinkholes and subsurface channels.

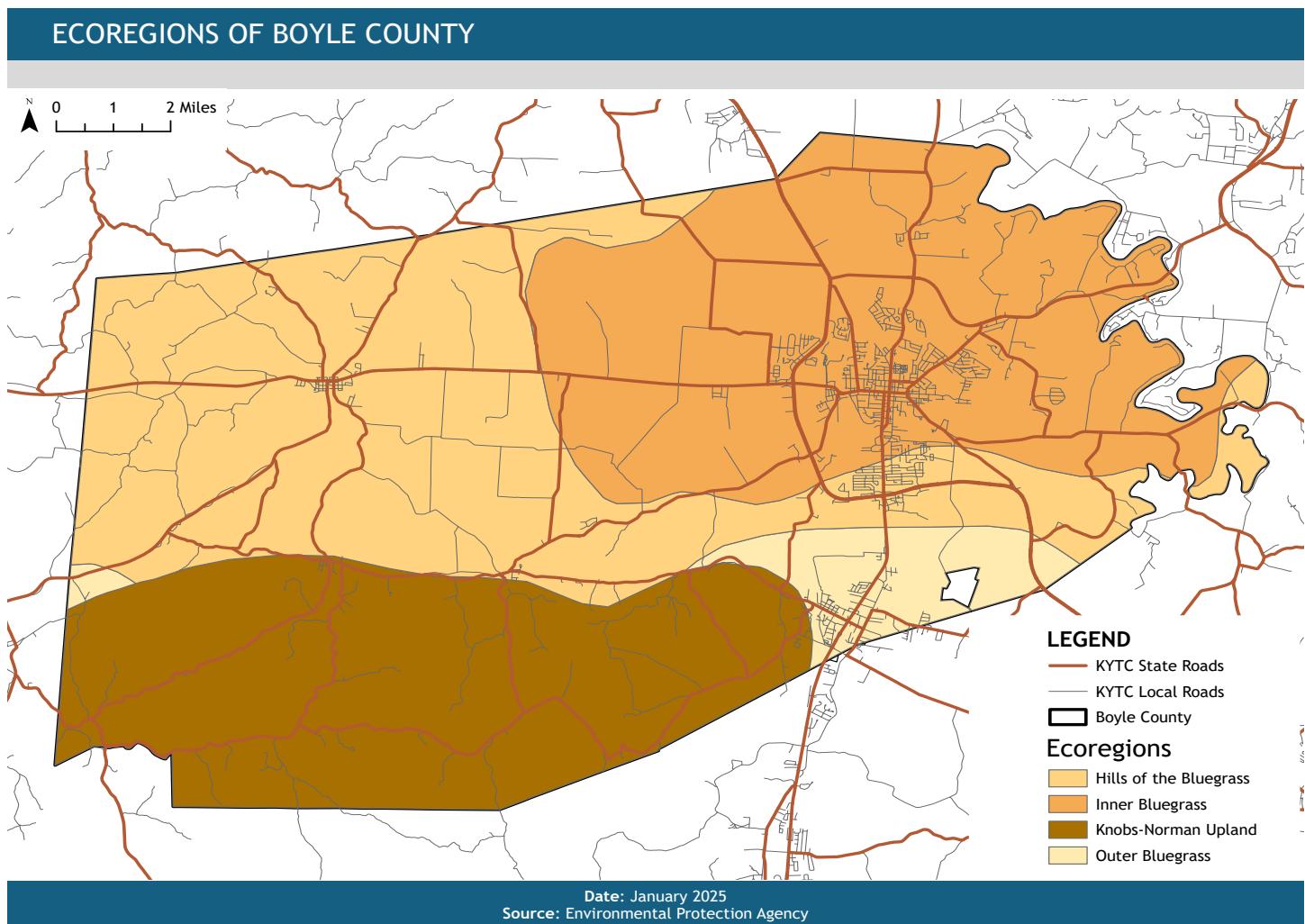
To the northwest, the terrain shifts into the Hills of the Bluegrass region, also known as the Eden Shale Belt. This part of the county is comprised of calcareous shale, siltstone, and thin-bedded limestone. The land is generally rough and irregular, with sharp ridges and narrow valleys that contrast with the smoother rolling hills found in the Inner Bluegrass.

Southeastern Boyle County, including Junction City, lies within the Outer Bluegrass Region. This area shares the rolling hills of the Inner Bluegrass but contains more thin-bedded limestone and inter-bedded shale. The terrain is dissected and rugged near water features. While small sinkholes are still present, most drainage in this region occurs on the surface rather than underground.

The Knobs Region is located in southwestern Boyle County, south of KY 34 and west of Junction City. It is named for its distinctive conical and flat-topped hills, called knobs, which are capped by sandy limestone and sandstone over less resistant shale and limestone layers. Closer to the Hills of the Bluegrass, the land flattens out into wide valleys scattered with isolated knobs. The Outer Knobs to the east are notably more rugged and heavily dissected.

Because of the topography and soil composition across the county, the most important natural resource in Boyle County are limestone and forest products. Steeper areas are typically used for woodland or pasture, while the more moderate hills of central Boyle County support row-crop agriculture.

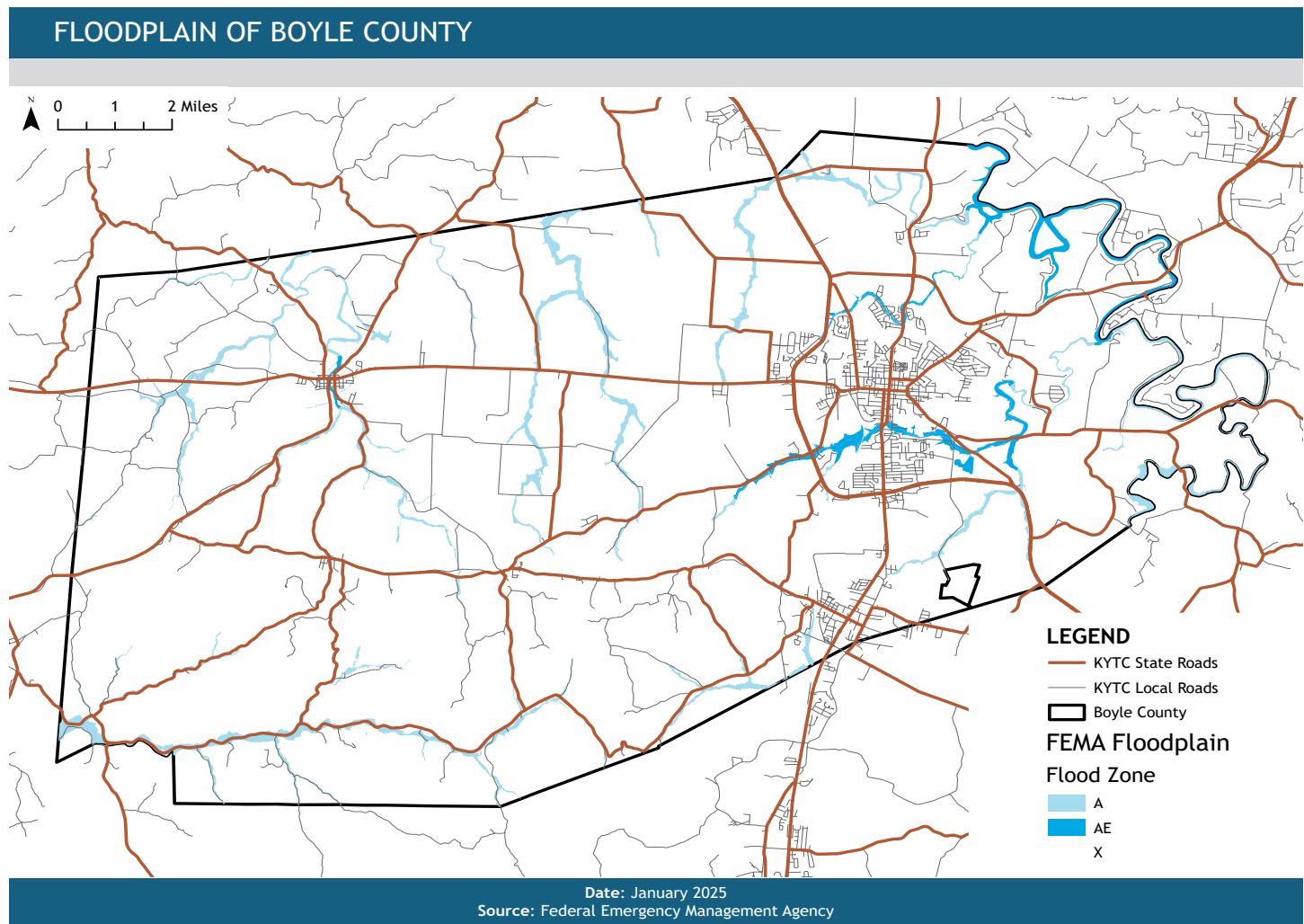
Boyle County is also divided between two major drainage basins: the Kentucky River Basin and the Salt River Basin. In eastern Boyle County, the Dix River and its tributaries form part of the Kentucky River Basin. At the same time, the Salt and Chaplin Rivers, along with their tributaries, drain the central and western parts of the county. These rivers originate in the southern portion of the county and flow northward to their confluence near the Hardin-Bullitt County boundary. The North Rolling Fork also flows westward from Boyle County's southwestern corner into the Salt River system. Along the county's eastern edge, Herrington Lake—an impoundment of the Dix River—serves as a prominent water feature and boundary.



*The Ecoregions of Boyle County is a generalized map showing the ecoregions of Boyle County. Certain soils identified in the soils analysis section of this report are only found in areas where flooding occurs regularly or has occurred in the past. The limitations associated with these soils should be carefully considered, and development engineered to overcome this flood region. Both Federal floodplain maps and soils information must be considered when determining if a particular site is flood-prone.*

## Flood Hazard Areas

Flooding is another environmental concern of great importance in determining future and existing land-use. Flooding is caused by excessive amounts of rainfall or a heavy melting of snow. Flooding generally does not pose any major problems in an undeveloped area, as nature has provided natural areas known as floodplains for the storage of the floodwaters. However, with the development and the construction of roads, homes, and businesses in the watershed and floodplain areas, surface runoff increases, and these natural storage areas can no longer retain the entire flood, as they otherwise would. When this occurs, floods not only inundate the development within the floodplain area but also increase the area subject to flood—as flood waters fill downstream areas which were previously unaffected by water. Thus, with any new development built along a floodplain, environmental impacts must be carefully planned and reviewed as such new developments can have far-reaching consequences.



*The Floodplain map for Boyle County, and is not intended to show site-specific information. The characteristics are generalized due to the large area covered by the map. The slope ranges represent only the predominant slopes for that particular area of Boyle County. Three categories of slope ranges were used to develop this map.*

## ***Agricultural***

According to the U.S. Department of Agriculture (USDA), there are 224 less farms in 2022 as compared to 2002, and 18 fewer than in 2017. The average size of a farm increased from 138 acres in 2002 to 196 acres in 2022. Additionally, the amount of harvested cropland increased from 32,950 acres in 2002 to 38,226 acres in 2022. This data indicates that agricultural activity has actually increased over the last 20 years, but the number of small farms has declined. This trend has significant implications as agricultural activity becomes larger scale.

## ***Water Quality***

Water quality is a foundational element of environmental health and community well-being. In Boyle County, both surface water and groundwater serve as essential resources for drinking water, agriculture, and ecosystem health. As growth and development continue, careful management of these resources will be necessary to ensure clean and reliable water for current and future generations. The primary source of drinking water in Boyle County is surface water from Herrington Lake, an impoundment of the Dix River located on the eastern edge of the county. This water is treated and distributed by the City of Danville's Water Department, which serves Danville, Junction City, and Perryville. Some rural homes rely on private wells, which draw from underground aquifers in the region's karst terrain.

## ***Soil***

Soil is not only important for agricultural uses, but land uses as well. Soils are formed by and from the process of physical and chemical weathering upon on rock. The properties soil exhibits are determined by the climate, physical and mineral composition, and topography. Each soil type is a unique combination of the characteristics that affect the nature of the soil, its reaction to stress, and its potential to sustain certain land uses. Development without regard for the limitations of the soil types has resulted in wet basements, unstable foundations, malfunctioning septic tanks, increased erosion levels, flood hazards, and other problems. These problems affect not only homeowners but the entire community as well. The identification and consideration of the characteristics of each of the major soil series found within Boyle County can and should be used to formulate land use alternatives and promote the highest and best use of each parcel of property in the area. By using the physical characteristics of each soil series to determine the soil's strengths and limitations for both agricultural and urban land uses, the Planning

Commission and local leaders should be able to make the best decisions regarding future development within the county.

## ***Slopes***

As noted previously, areas best suited for crop and pastureland also offer most opportunities for urban development. The steep slopes and knobs of much of eastern Boyle County cannot support intense agricultural practices or high-density urban type development. The more gently rolling topography of the Inner Bluegrass region of western Boyle County contains both the prime agricultural areas and the areas best suited for urban development. A healthy balance between rural and urban uses must be maintained through intentional planning and decision-making relating to new development.

Slope ranges represent far more than just a hillside or steep incline; the effect of a poorly planned urban development on a steep grade can severely limit the suitability of the land for such common urban services as streets, sewer lines, and utility systems. The construction methods used in building will also be affected. Development problems associated with strongly sloping lands usually include an increased erosion hazard, more storm water runoff, and a corresponding increase in deposits of sedimentation in streams, storm sewers, and drainage easements. United States Geological Survey topographic maps were analyzed to determine the areas of Boyle County that contain slopes that might present a severe limitation to urban type development.

These slopes exhibit the characteristics of land found in the Inner Bluegrass Region and offer the fewest slope related limitations to development. Generally, these slopes will not represent more than a 6% increase in grade over 1,000 feet. The second slope range category is the, "moderately steep category". This area can be described as containing moderately steeprolling land to strongly sloping land—including most of the upland regions of the Bluegrass Area.

Slope ranges in this category cover a 7-12% increase in grade over 1,000 feet. These slopes will present moderate to severe limitations to urban-type development. Therefore, proposals for development in these areas should be made with the knowledge of those limitations and the consequences they may bring. The third slope range category in land contains an increase in grade of more than 13%. This land can only be classified as "Urban" land uses. These areas will be limited to ridge tops and other sections of relatively flat land, and only allow for designs that take advantage

of the slope—working with the grade rather than against it.

Most of east-central Boyle County is classified in the first slope range (nearly level to gently rolling). This area roughly corresponds to the portion of the County that belongs to the Inner Bluegrass Region. Narrow strips of nearly level land are also found throughout the remainder of the County following the courses of the Salt and Chaplin Rivers and their tributaries, thus delineating terraces and nearly level ridge tops. The remaining land is classified as moderately to severely steep. The moderate slopes roughly correspond to the Outer Bluegrass Region and the Eden shale Belt Region. The most severe slopes are found in the Knobs area and in the Palisades area of Herrington Lake and the Dix River. The Floodplain map delineates the locations of these regions in Boyle County.

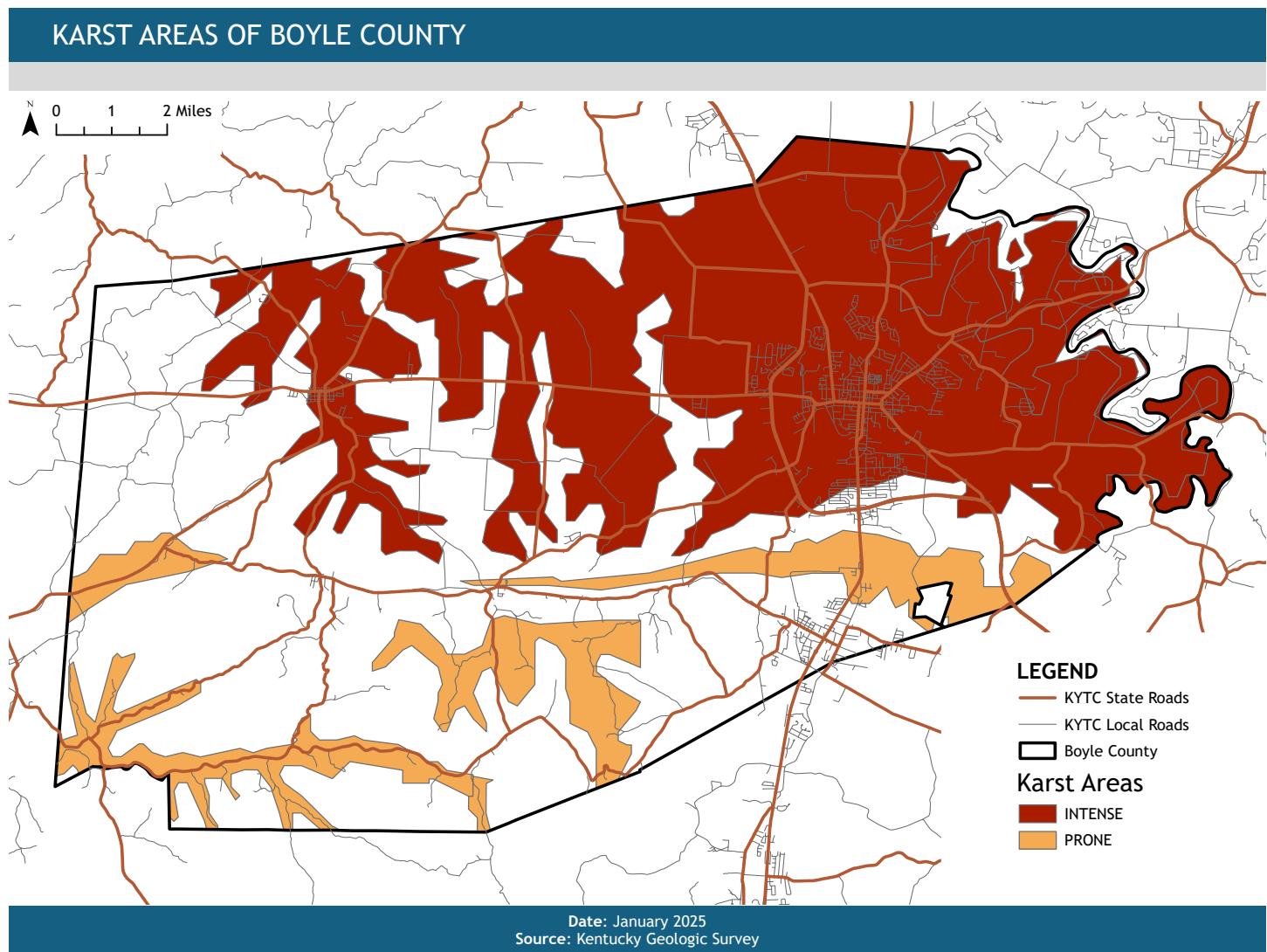
Areas best suited for crop and pastureland also provides the best land for urban development. Sound planning and decision making will be needed to strike a balance between rural and urban uses when considering new development. Land within the existing city limits of Danville, Junction City, and Perryville is generally flat and suitable for urban development.

## ***Karst Topography***

Karst topography is underlain by limestone rock, and is characterized by the development of sinkholes, underground drainage, lack of surface streams, the presence of caverns, solution sculptured rocks, and large springs. A sinkhole occurs in limestone terrain when the roof of a natural cavern falls and leaves a depression or sinkhole. The major concerns with karst in developed areas are: sinkhole flooding, overburden collapses, and groundwater contamination. In some limestone areas, a high-water table strengthens the rocks by the principle of flotation. However, when the water table is lowered, the limestone is weakened and collapse begins.

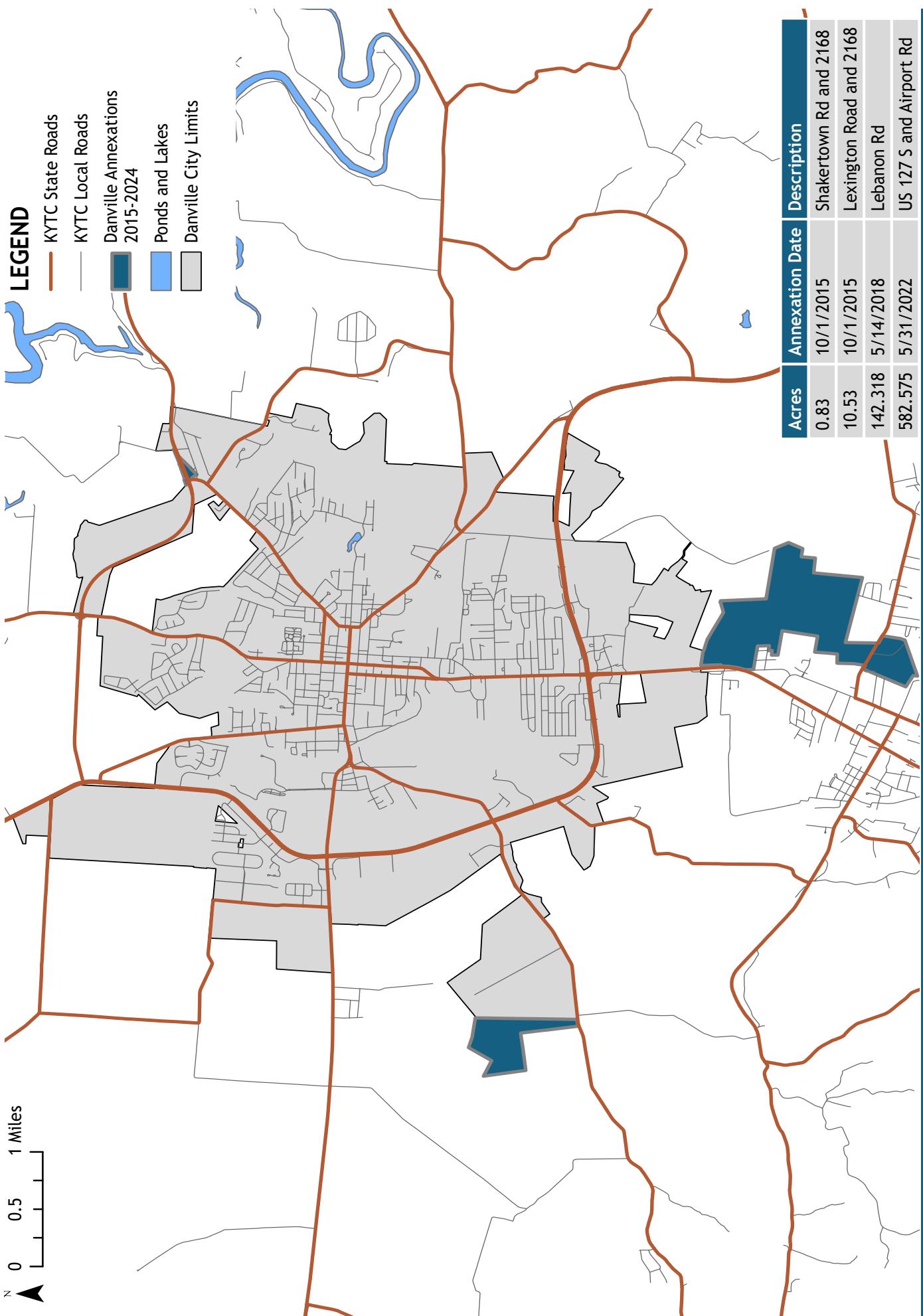
Another characteristic of karst areas is that they tend to be re-charging areas for the underground water supply. Water from natural rainfalls and snowmelts, follows the natural drainage channels of the landscape, and then re-enters the underground aquifer through the sinkholes. Significant sources of pollution such as landfills or septic tank filter fields constructed in karst areas could directly introduce contaminants into the entire area's water supply. Pollution can spread rapidly as underground streams may flow as much as five miles per day. Flooding is also a concern with karst, as sinkhole flooding occurs when storm water runoff exceeds the drainage capacity of the sinkhole. Flooding problems may increase when sinkholes

are filled in with debris or soil, or when an area is graded. Because of the limitations listed above, it is important to locate and identify karst regions, especially sinkhole concentrations, and carefully regulate development within these areas.

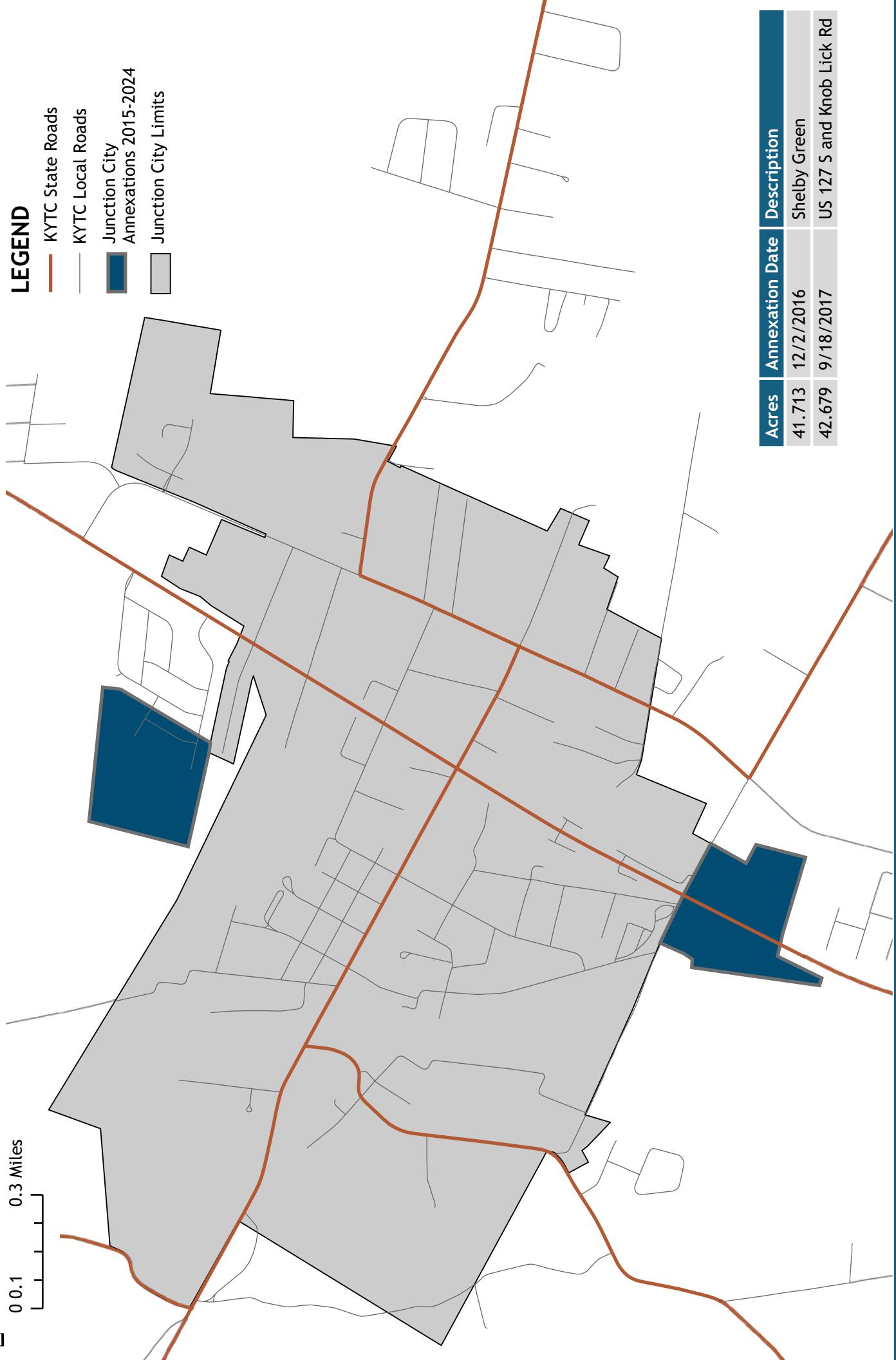


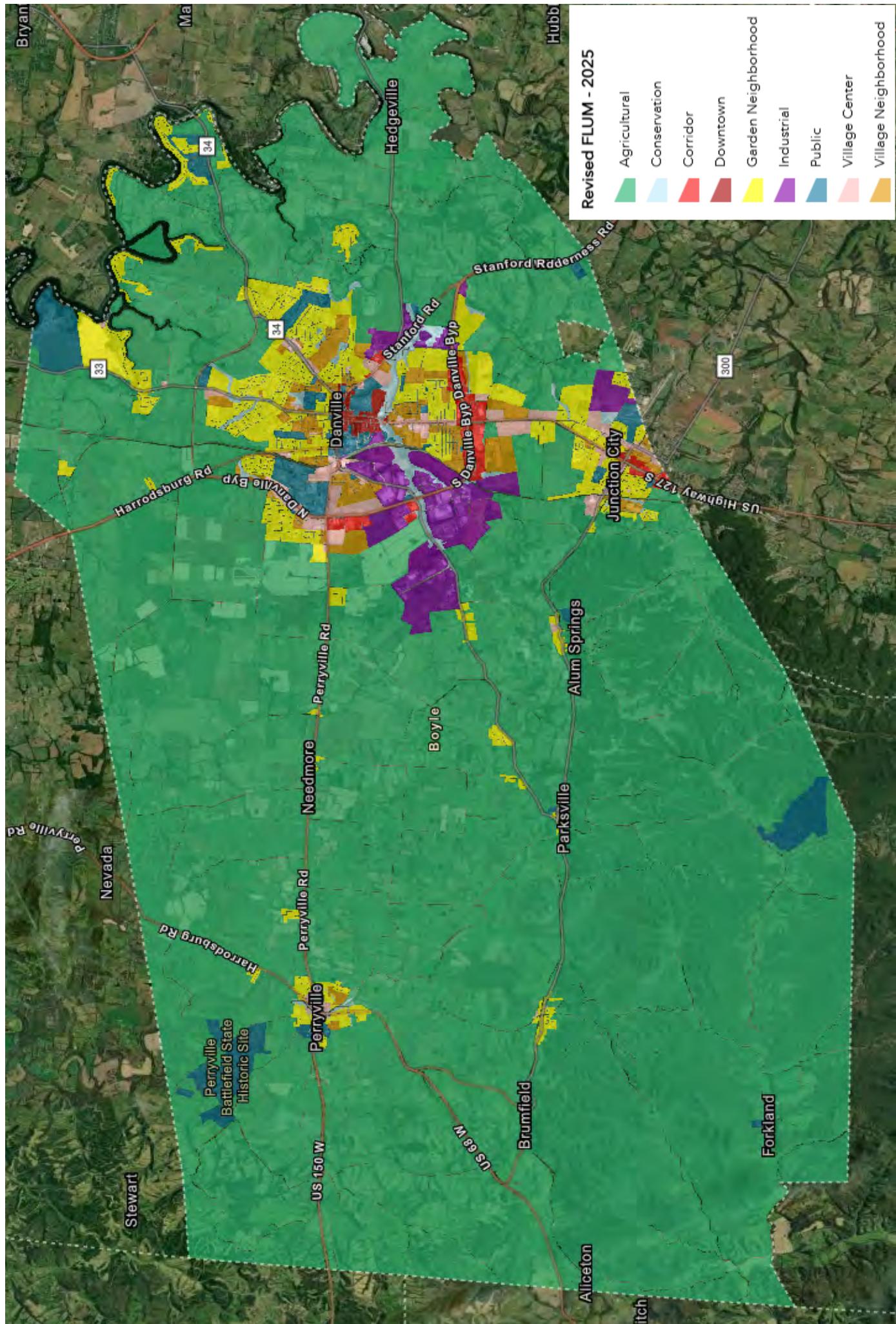
# MAPS & EXHIBITS

## CITY OF DANVILLE ANNEXATION MAP

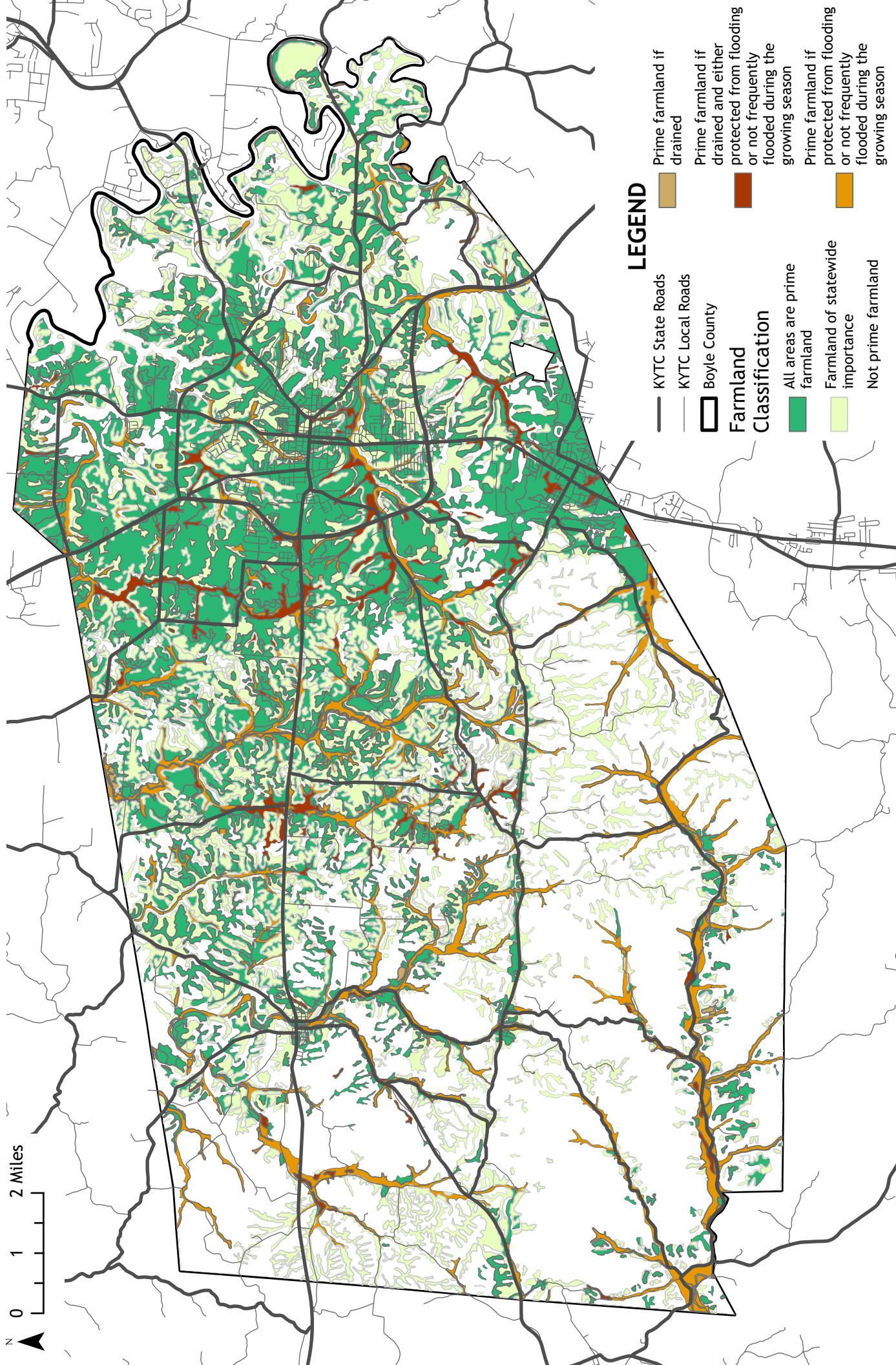


# JUNCTION CITY ANNEXATION MAP





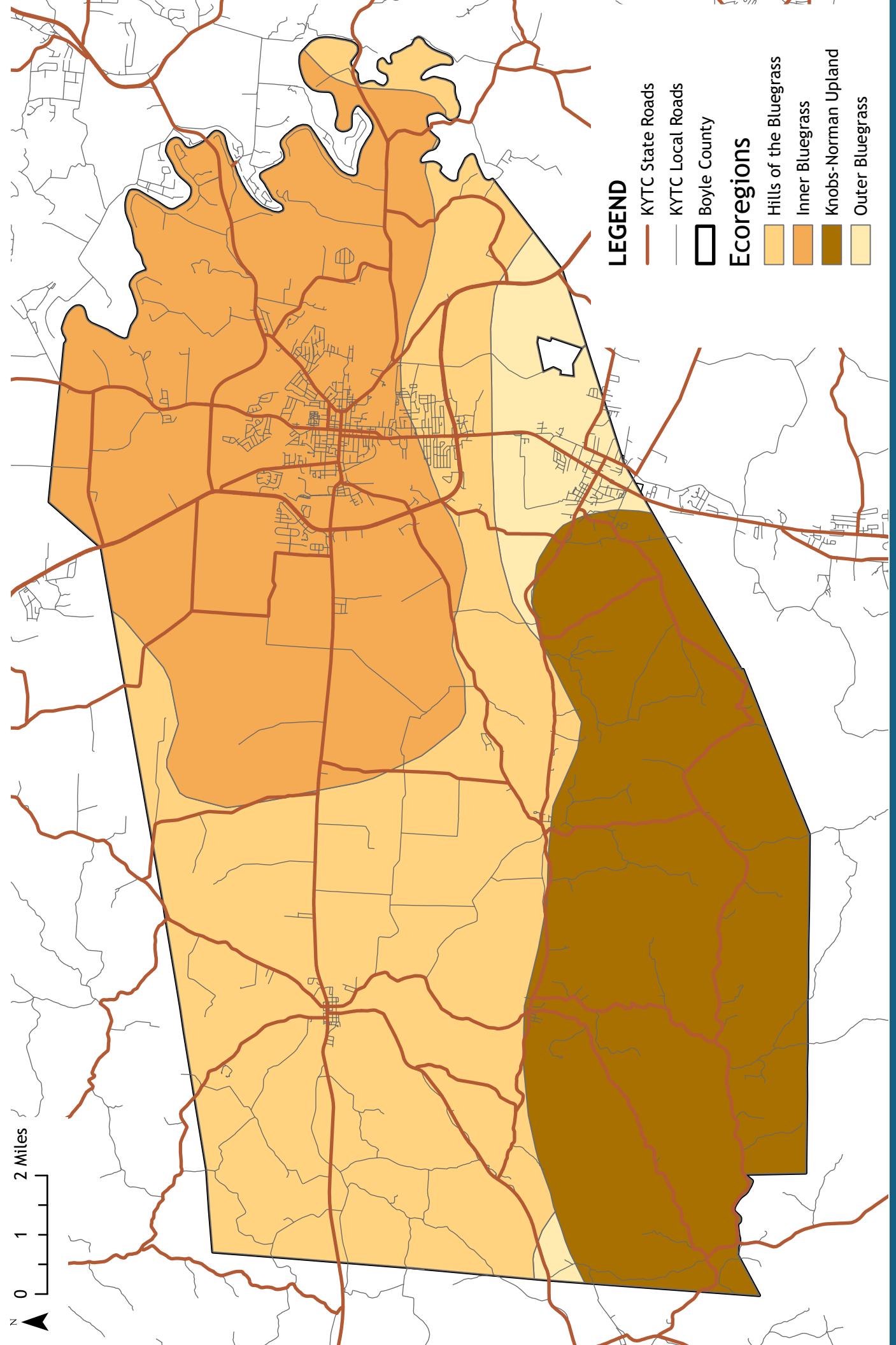
# PRIME FARMLAND OF BOYLE COUNTY



Date: January 2025

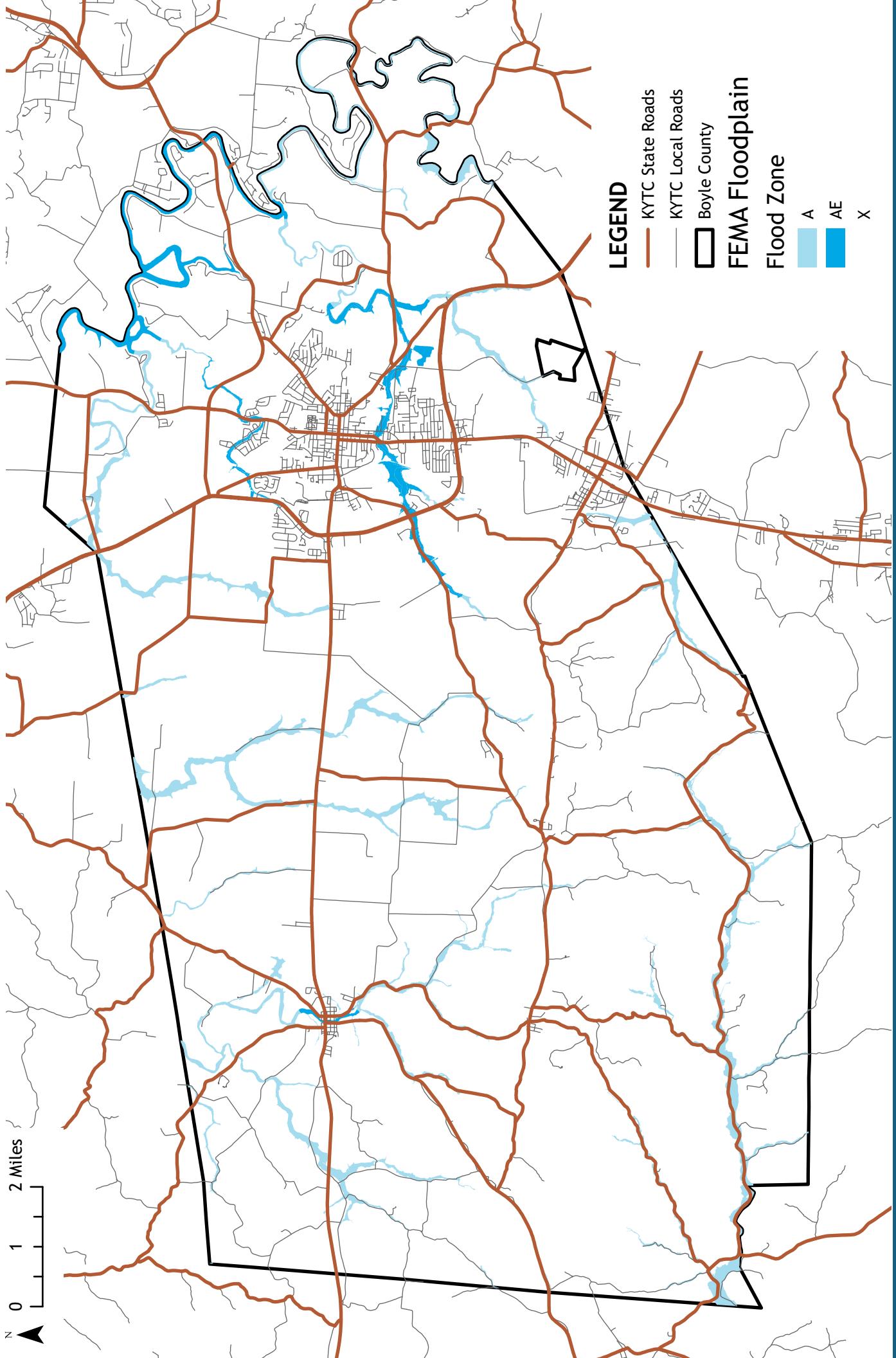
Source: USDA Natural Resources Conservation Service (SSURGO)

# ECOREGIONS OF BOYLE COUNTY



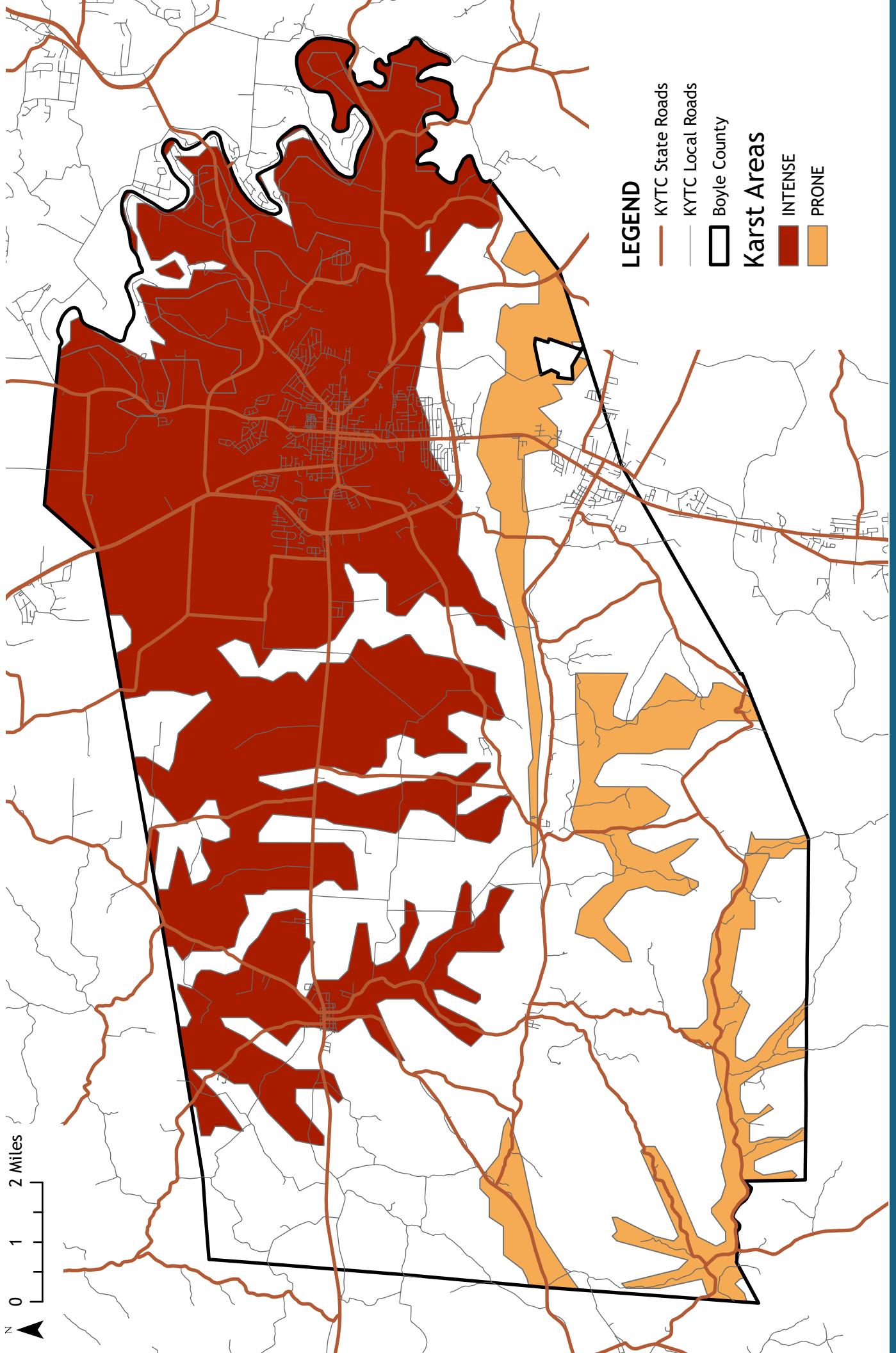
Date: January 2025  
Source: Environmental Protection Agency

# FLOODPLAIN OF BOYLE COUNTY



Date: January 2025  
Source: Federal Emergency Management Agency

# KARST AREAS OF BOYLE COUNTY



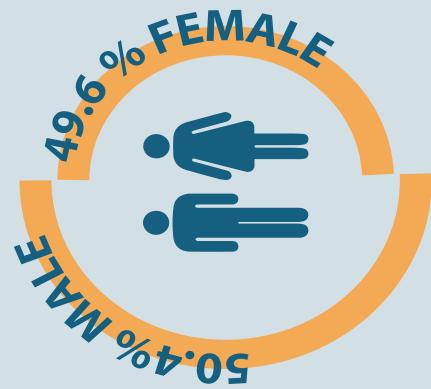
Date: January 2025  
Source: Kentucky Geologic Survey

## A GLIMPSE INTO BOYLE COUNTY:

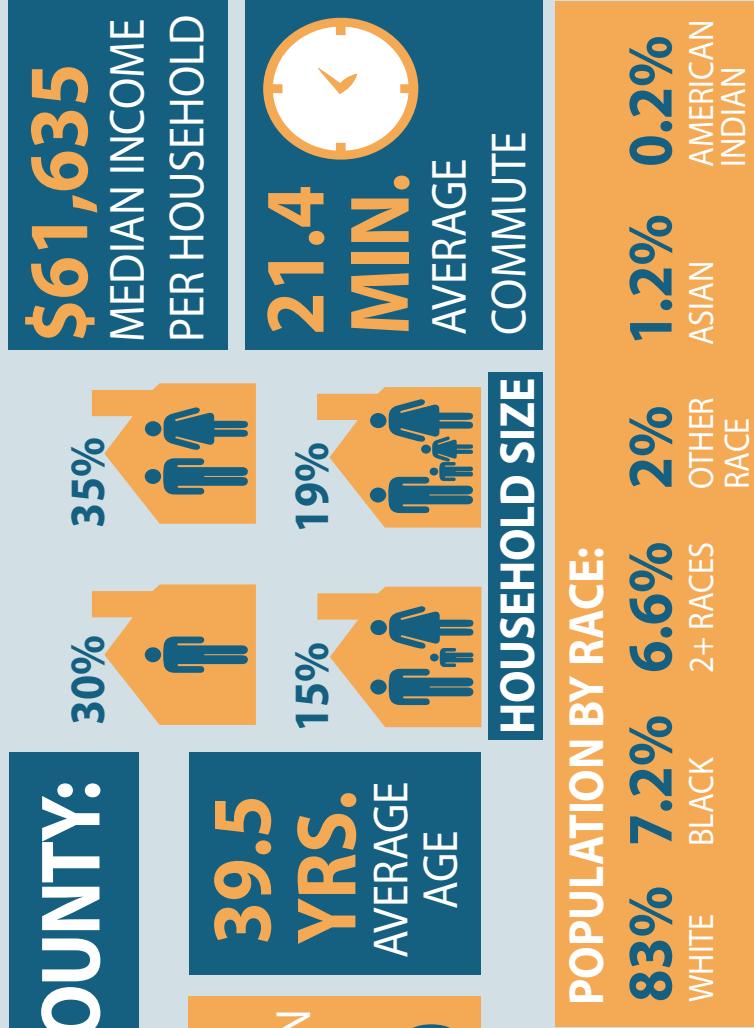
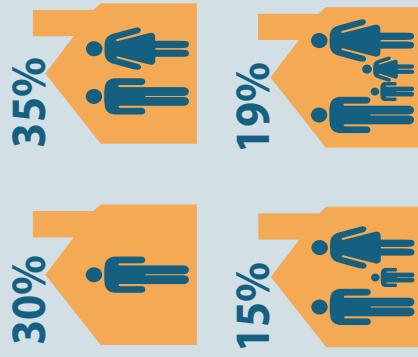
**30,708**  
2023 POPULATION

**8.9%** PROJECTED  
POPULATION  
GROWTH  
2050 POP: **33,330**

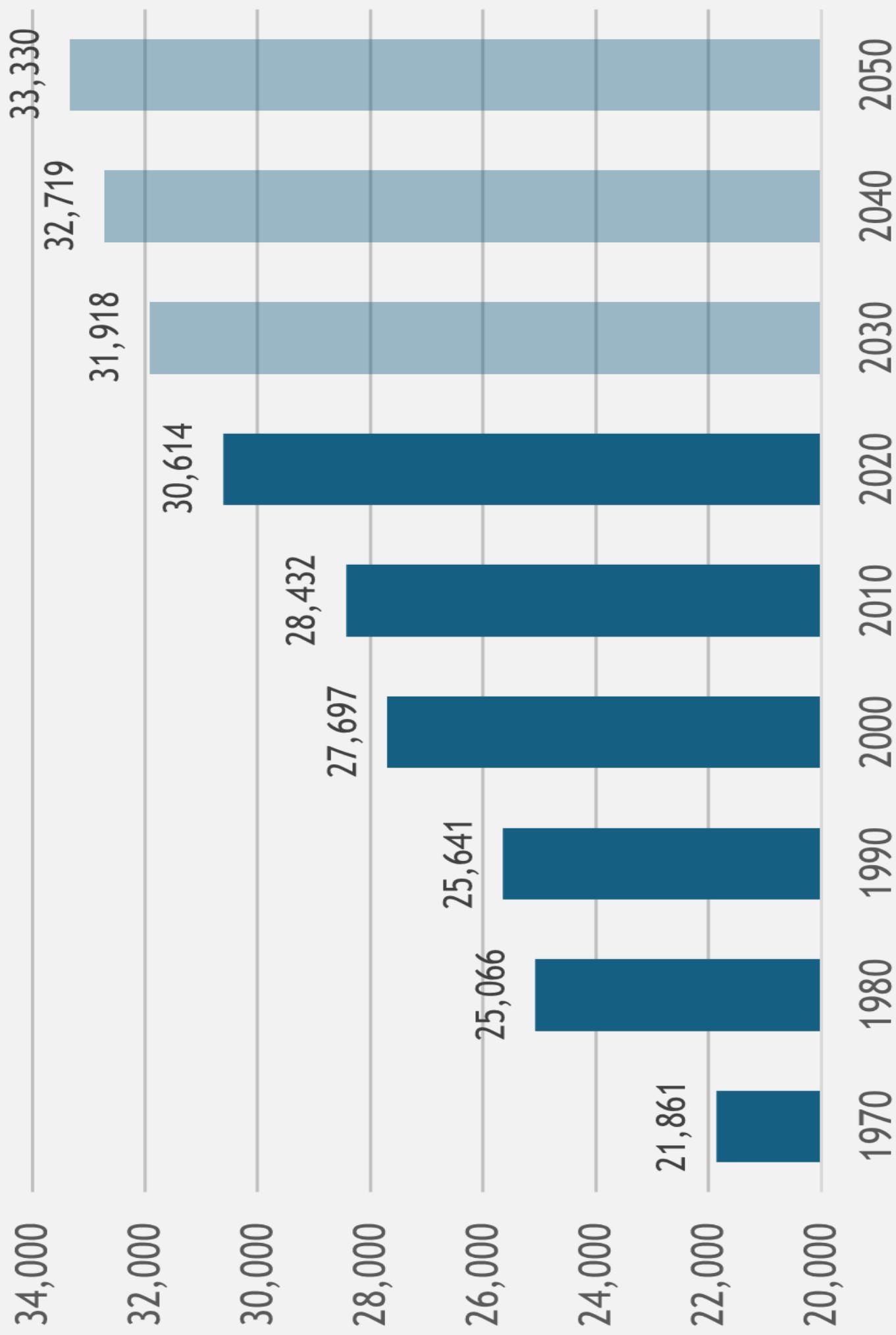
**39.5**  
**YRS.**  
AVERAGE  
AGE



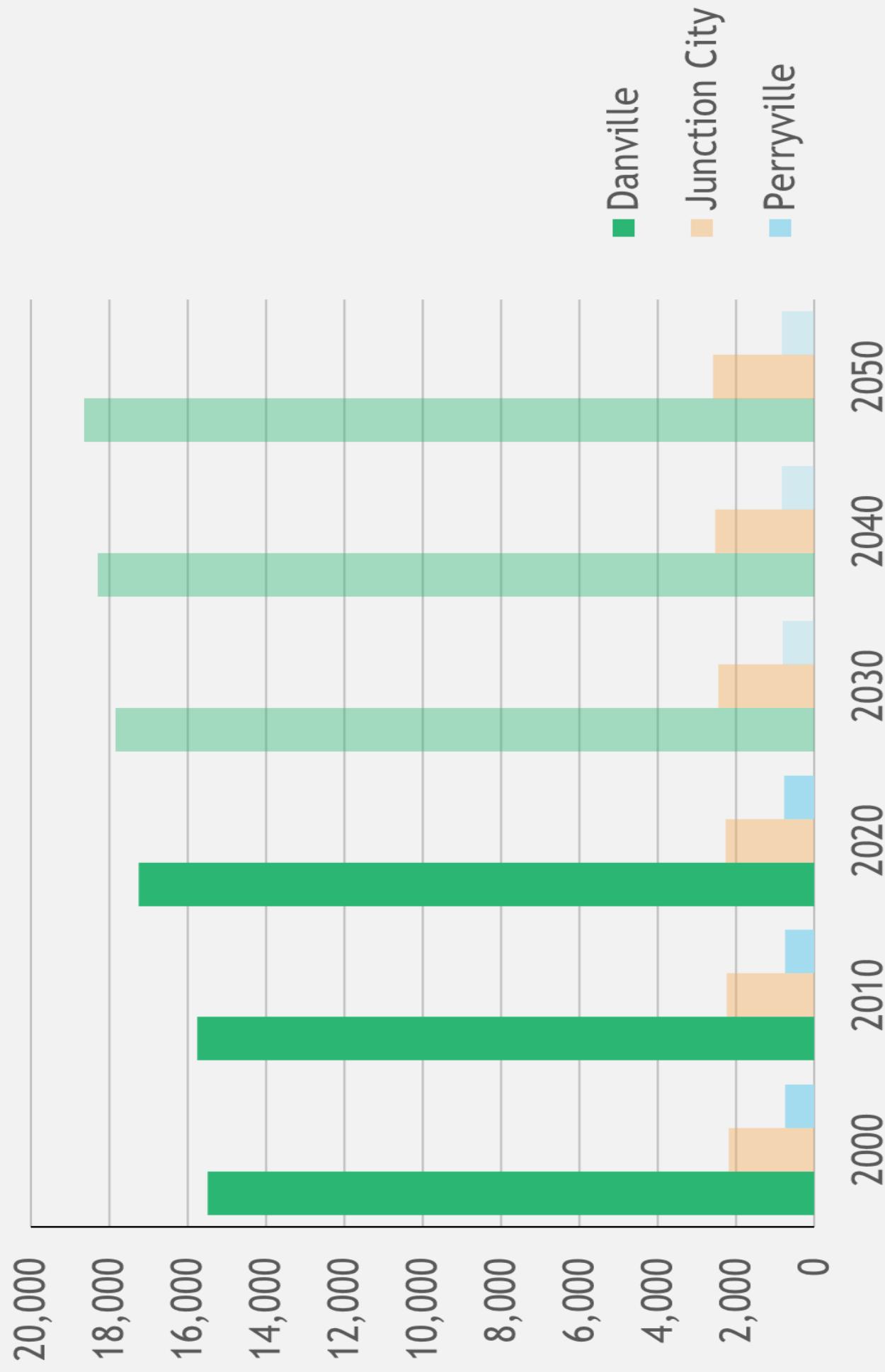
## HOUSEHOLD SIZE



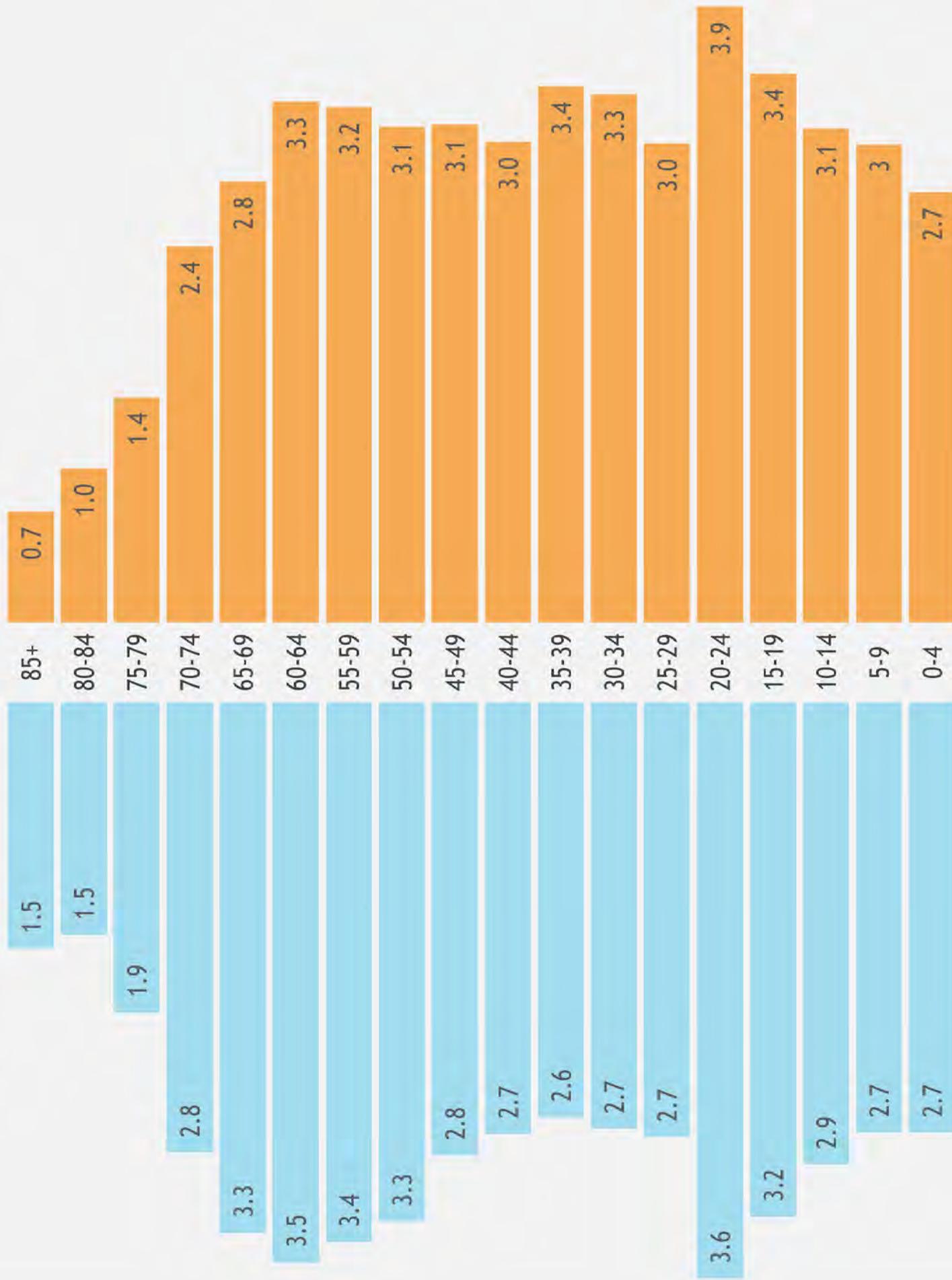
# Boyle County - Historic and Projected Population



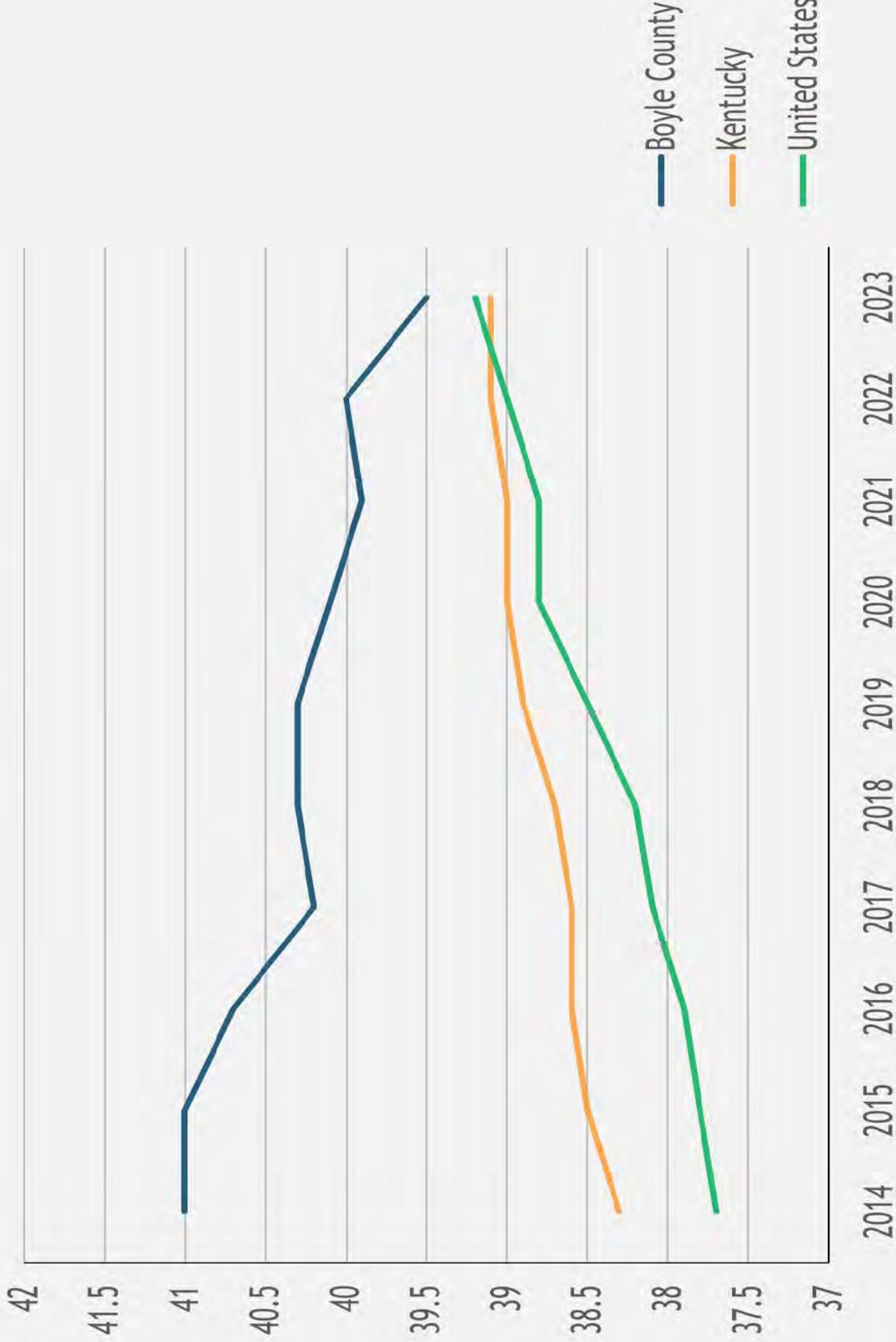
# Population by City - Historic and Projected



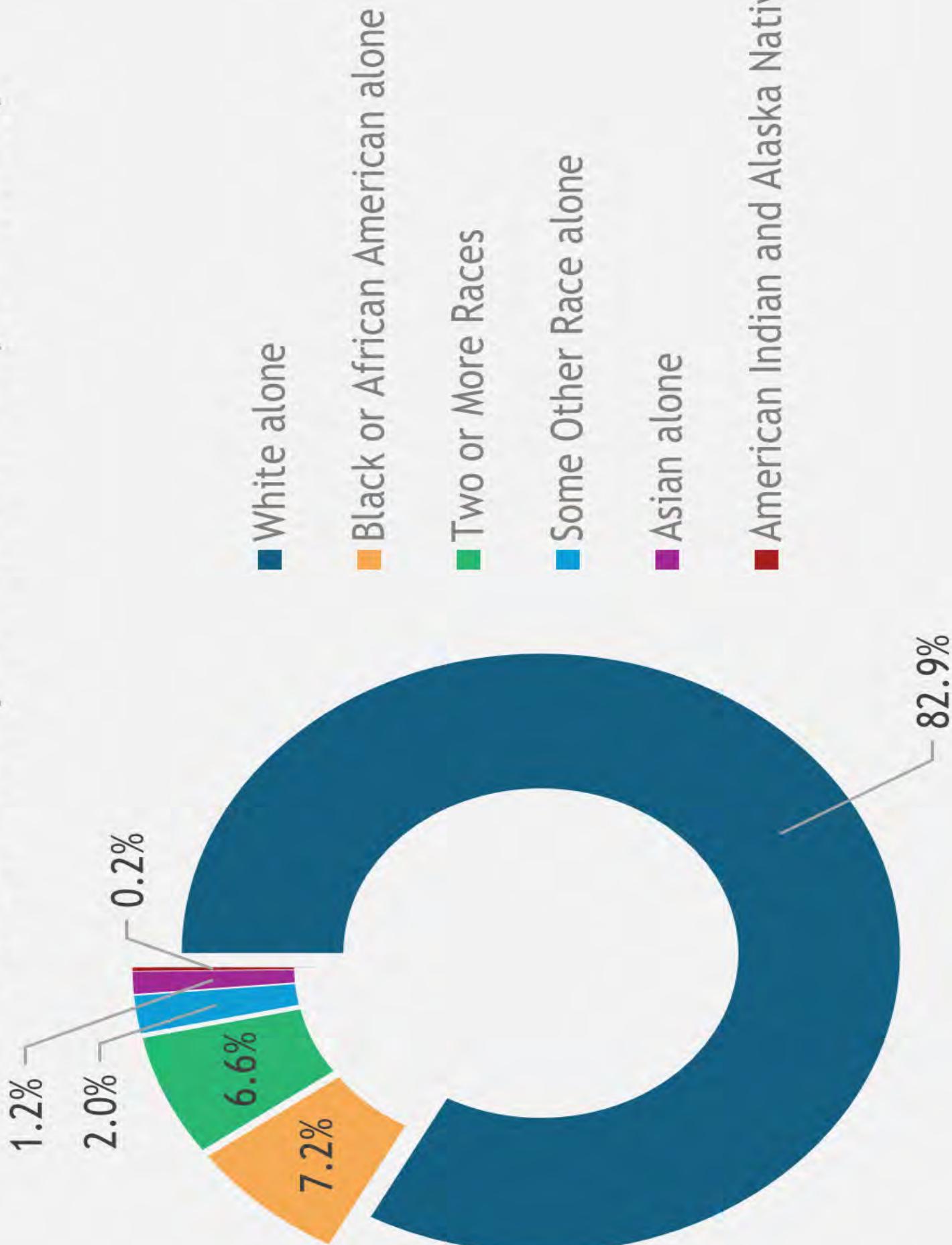
# Boyle County Age Distribution Percentages (2023)



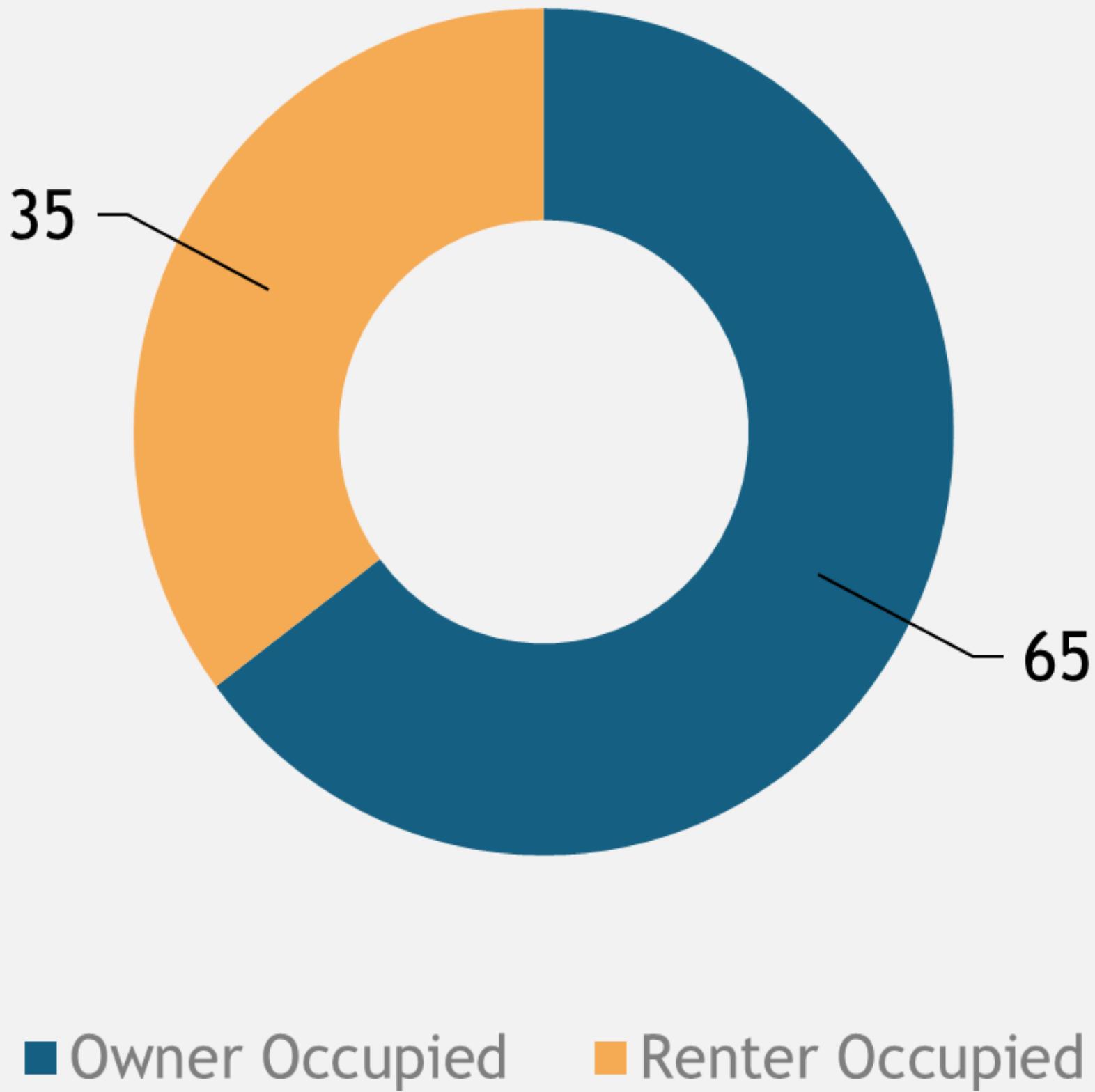
# Median Age Trends



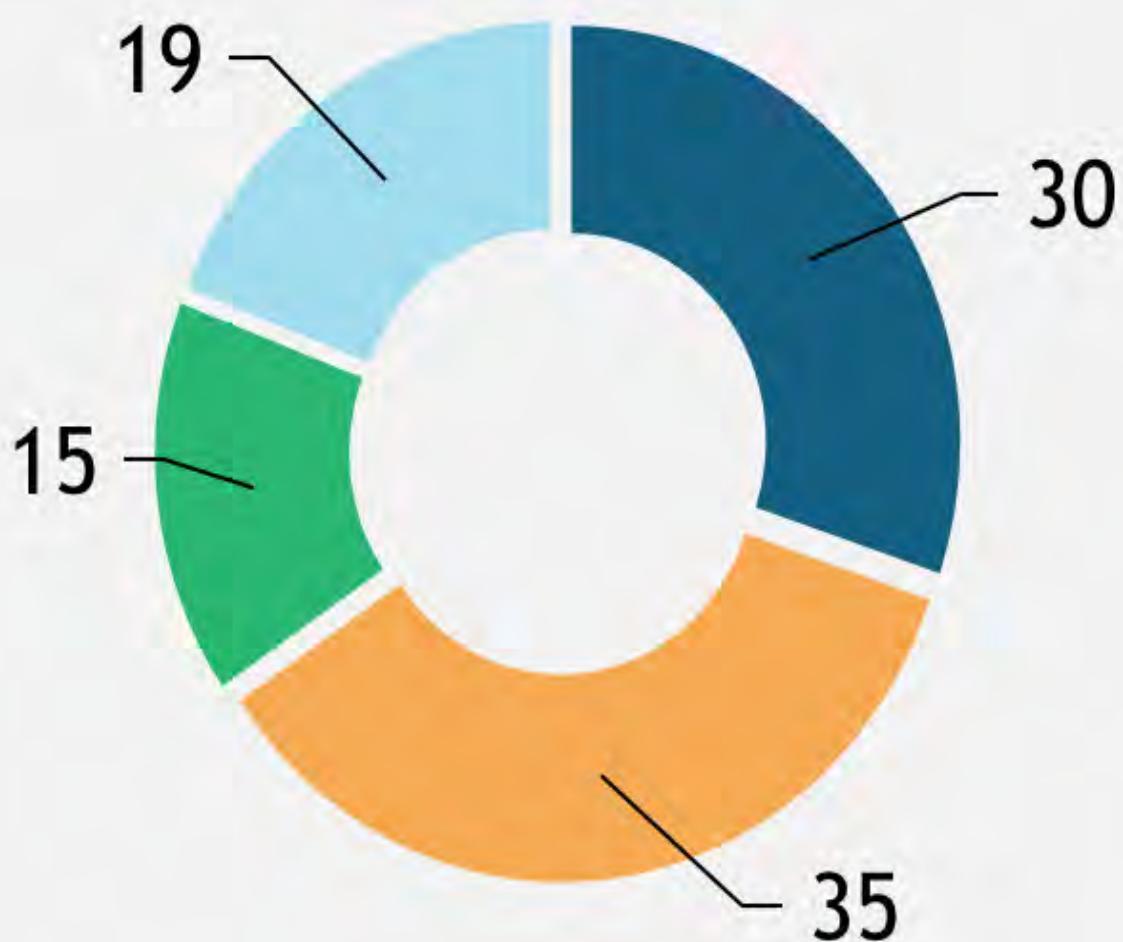
# Racial Composition of Boyle County



# Rent vs. Own



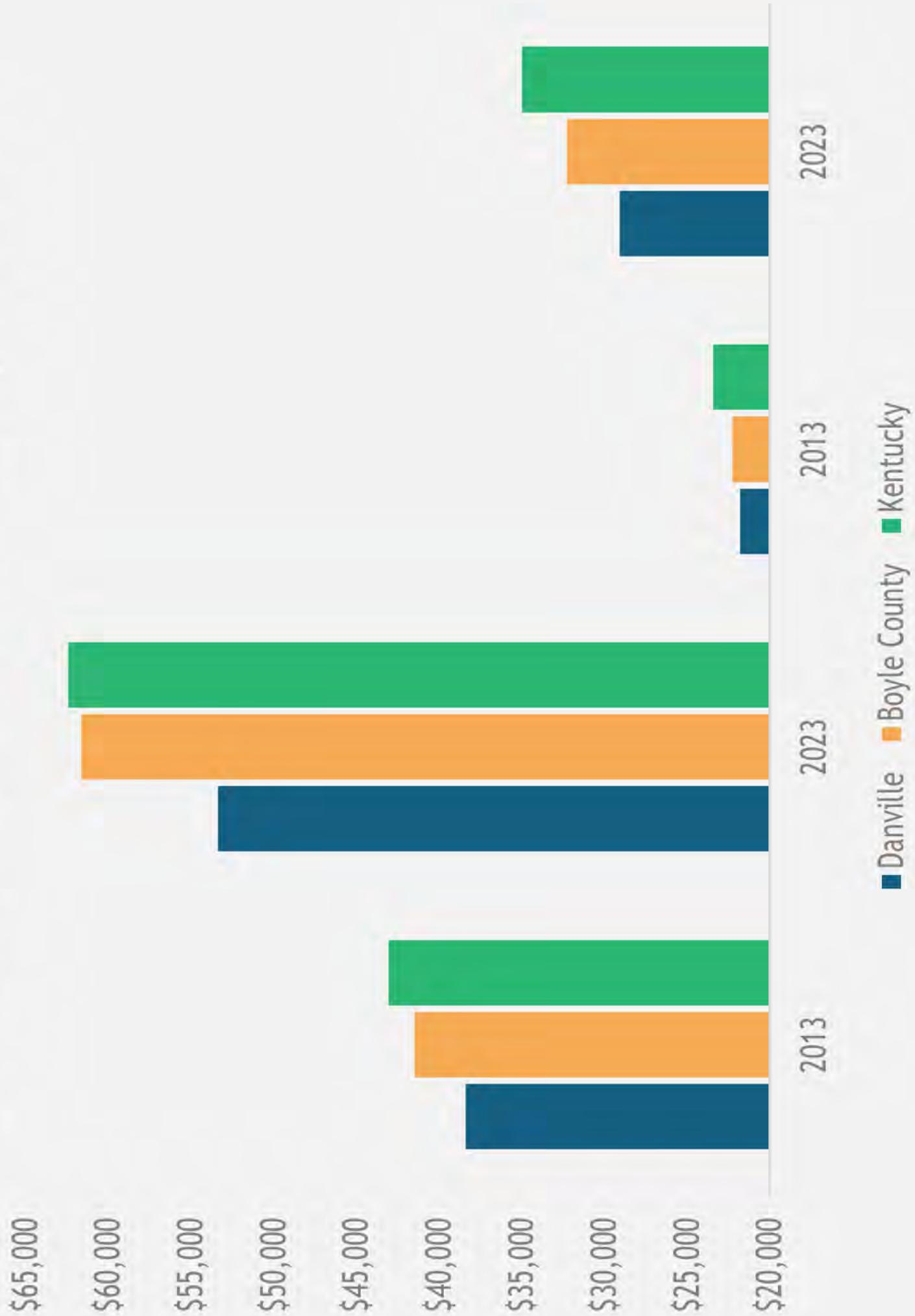
# Household Size



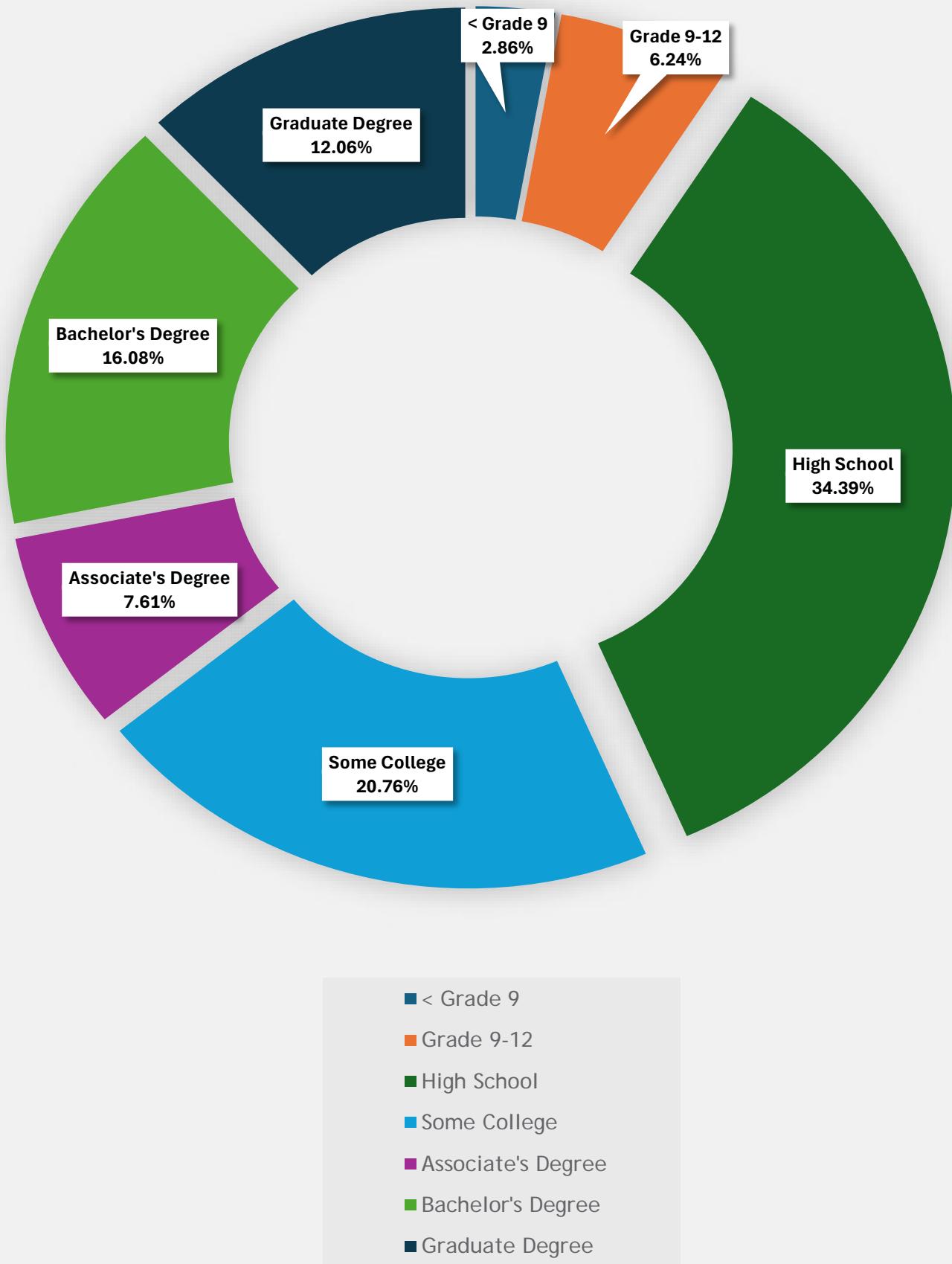
- 1-person household
- 2-person household
- 3-person household
- 4+ person household

## Median Household Income

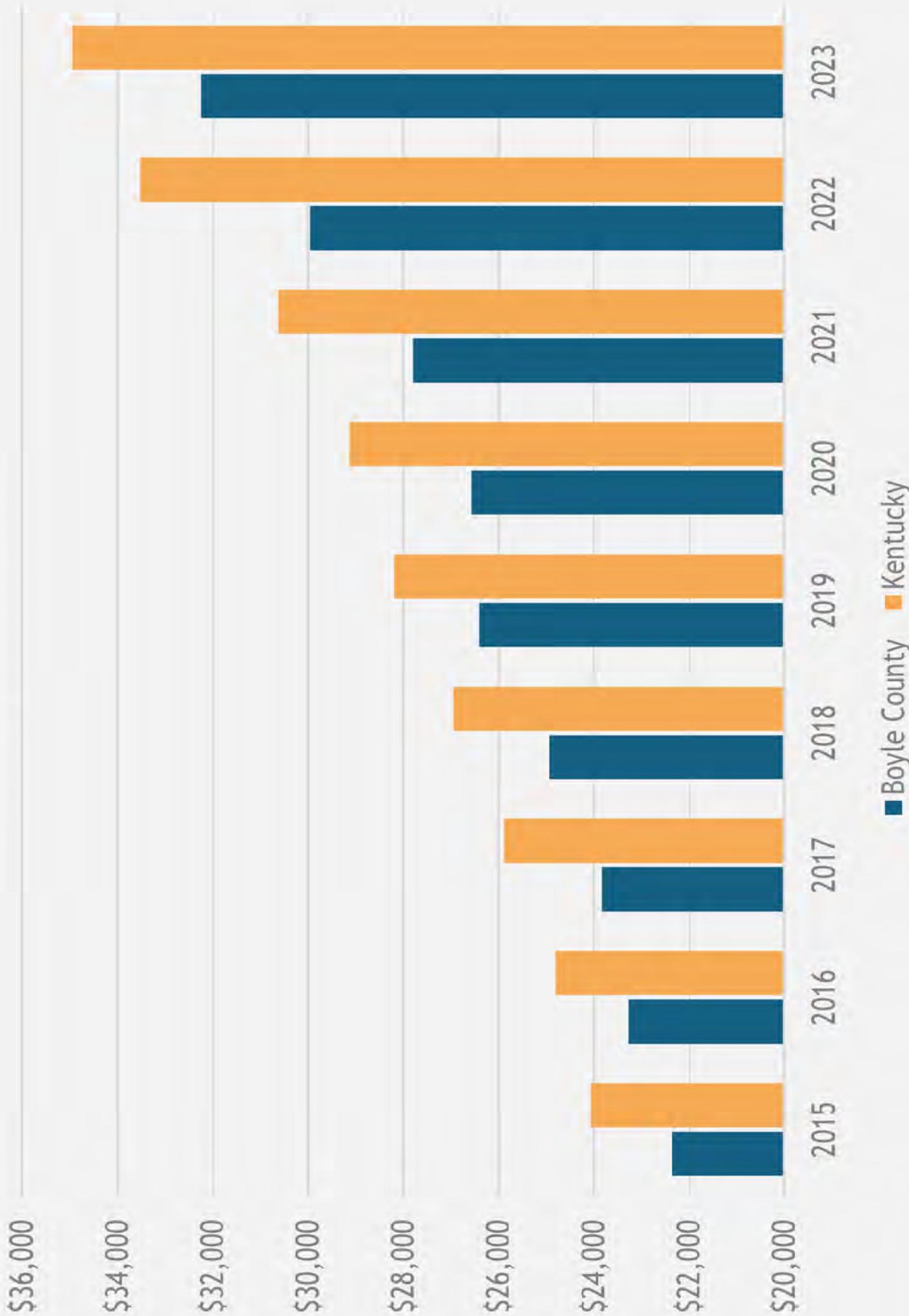
## Per Capita Income



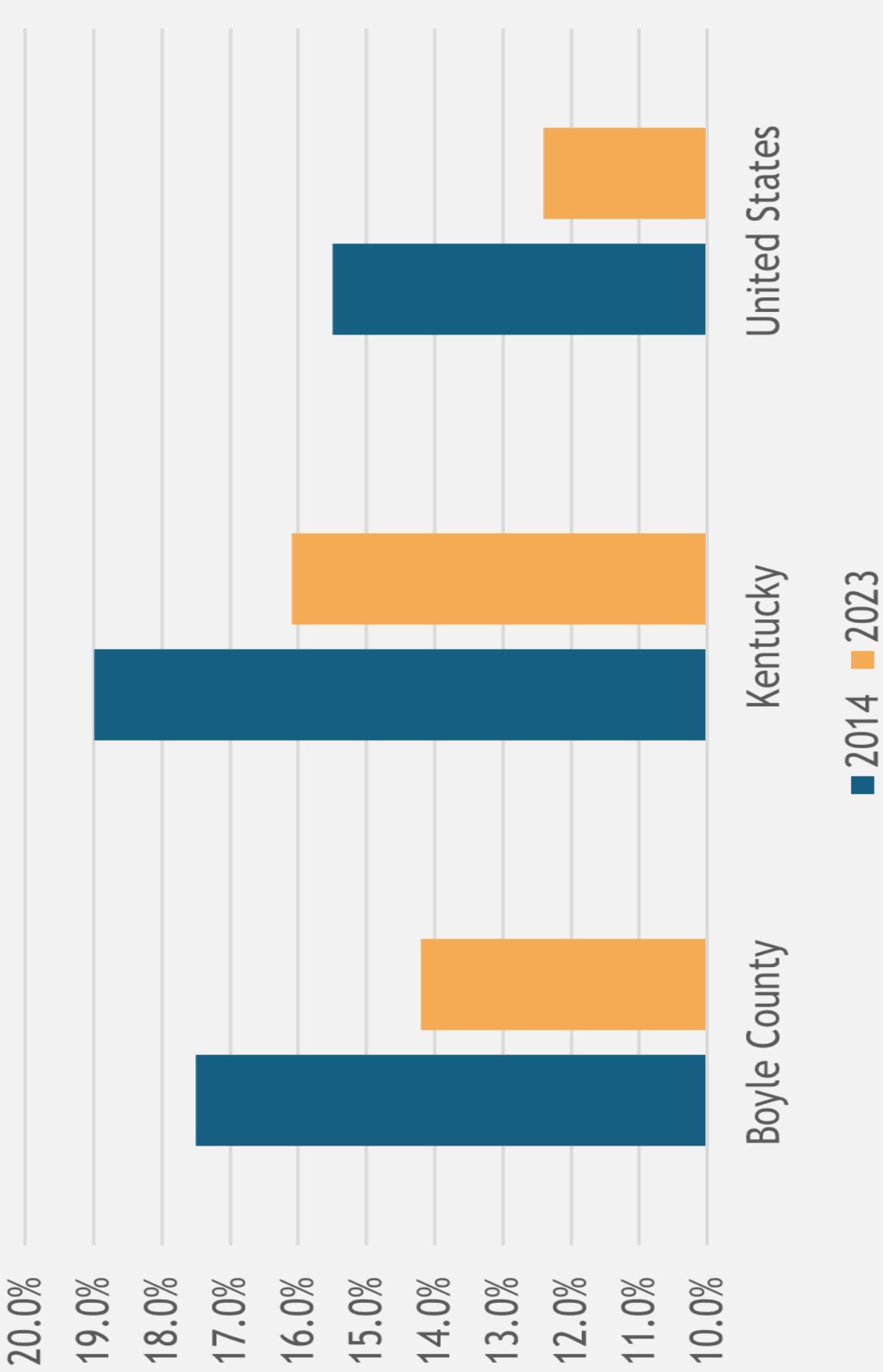
# Educational Attainment



# Per Capita Income



# Percentage Below Poverty Level



Existing Land & Future Land Use - Unincorporated Boyle County 2025					
Land Use	Existing Land Use Acres	Acres Per 100 Persons*	Future Need Projected	Future Land Use Acres	Difference
Single Family	1,485	14.5	1,625	1,956	331
Multi-Family	16	0.0	18	30	12
Commercial	91	0.9	100	58	-42
Industrial	193	1.9	211	596	385

Existing Land & Future Land Use - Danville City Limits 2025					
Land Use	Existing Land Use Acres	Acres Per 100 Persons*	Future Need Projected	Future Land Use Acres	Difference
Single Family	2,166	12.6	2,346	2,834	489
Multi-Family	309	1.8	335	1,416	1,081
Commercial	755	4.4	818	1,468	650
Industrial	1,037	6.0	1,123	1,808	685

Existing Land & Future Land Use - Junction City Limits 2025					
Land Use	Existing Land Use Acres	Acres Per 100 Persons*	Future Need Projected	Future Land Use Acres	Difference
Single Family	556	22.8	586	481	-105
Multi-Family	17	0.7	18	113	95
Commercial	62	2.5	65	296	231
Industrial	18	0.7	19	1	-18

Existing Land & Future Land Use - Perryville City Limits 2025					
Land Use	Existing Land Use Acres	Acres Per 100 Persons*	Future Need Projected	Future Land Use Acres	Difference
Single Family	196	24.1	219	196	-23
Multi-Family	7	0.9	8	48	40
Commercial	12	1.5	13	34	51
Industrial	0	0.0	0	0	0

Civilian Labor Force Estimates for Kentucky Counties				
2023 Annual Averages				
County	Labor Force	Employed	Unemployed	Unemployment Rate
Boyle County	12,548	11,980	568	4.5%
Casey County	6,535	6,266	269	4.1%
Garrard County	7,901	7,591	310	3.9%
Lincoln County	9,182	8,710	472	5.1%
Marion County	9,405	9,081	324	3.4%
Mercer County	10,176	9,763	413	4.1%
Washington County	6,195	5,989	206	3.3%
<b>Average</b>	<b>8,849</b>	<b>8,483</b>	<b>366</b>	<b>4.1%</b>

# Comparison of Unemployment Rates for Boyle County, Kentucky and U.S. from 2015-2023

Year	United States	Kentucky	Boyle County
2015	5.3%	5.2%	5.5%
2016	4.9%	5.0%	4.9%
2017	4.4%	4.8%	5.0%
2018	3.9%	4.2%	4.3%
2019	3.7%	4.1%	4.4%
2020	8.1%	6.5%	7.1%
2021	5.3%	4.5%	4.8%
2022	3.6%	4.0%	4.1%
2023	3.6%	4.2%	4.5%

# Unemployment Rate Comparison



This dashboard is powered by the Kentucky Center for Statistics. This dashboard is best viewed on a desktop computer. If you have any questions regarding accessibility, contact [kystats@ky.gov](mailto:kystats@ky.gov).

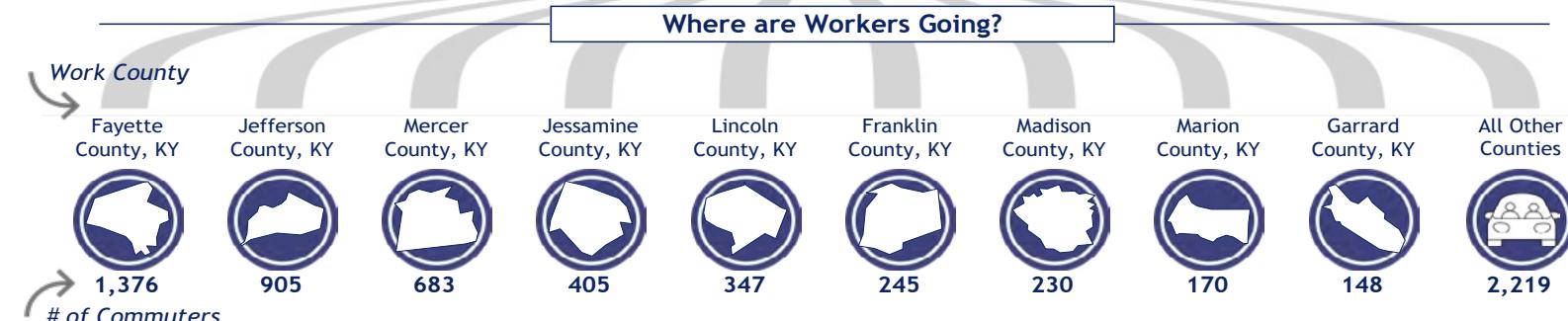
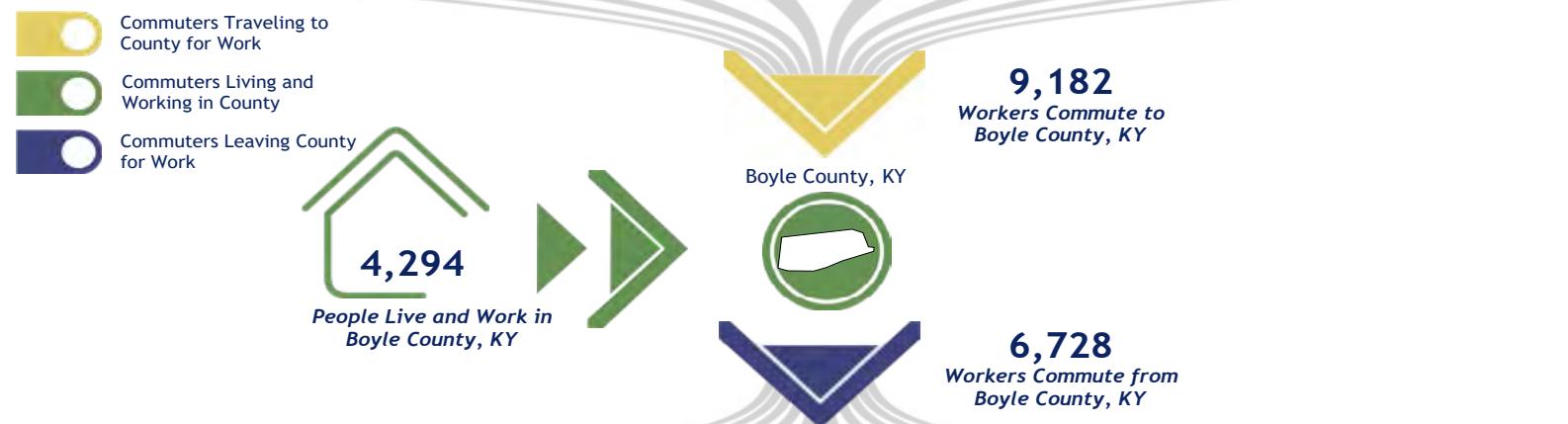
An alternative, accessible format in Excel is available for download here:

[https://bit.ly/KCPR\\_PAF\\_2025](https://bit.ly/KCPR_PAF_2025)

Technical documentation can be found in PDF form here:

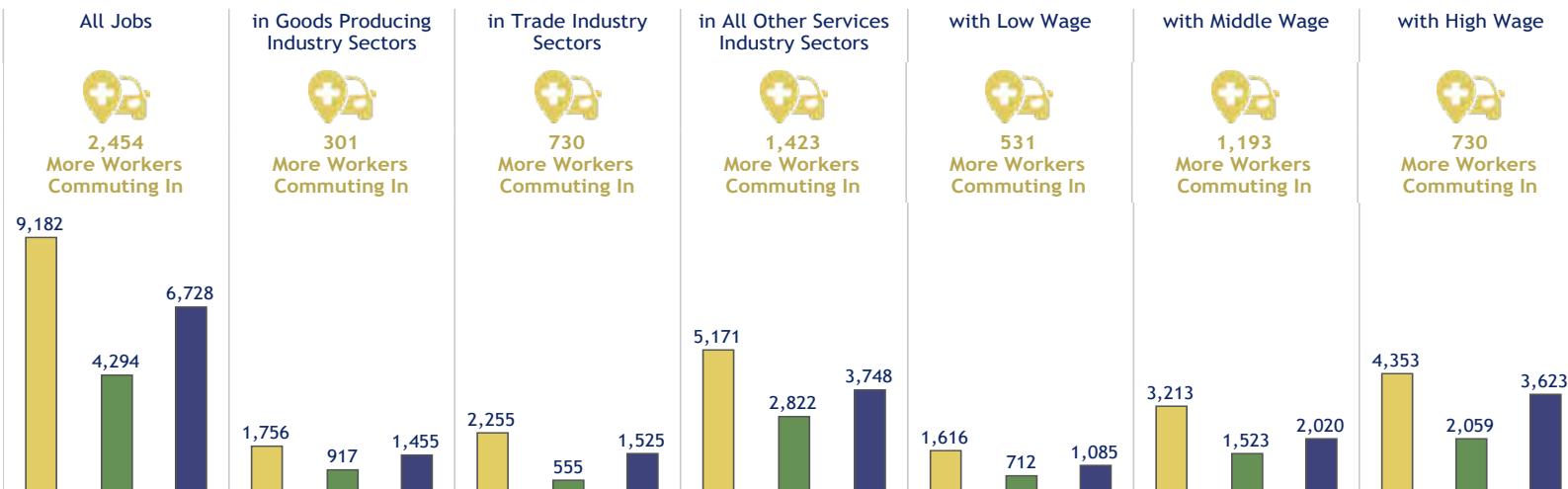
[https://bit.ly/KCPR\\_Tech\\_Notes](https://bit.ly/KCPR_Tech_Notes)

▼ Select a County to View Commuting Flow ▼



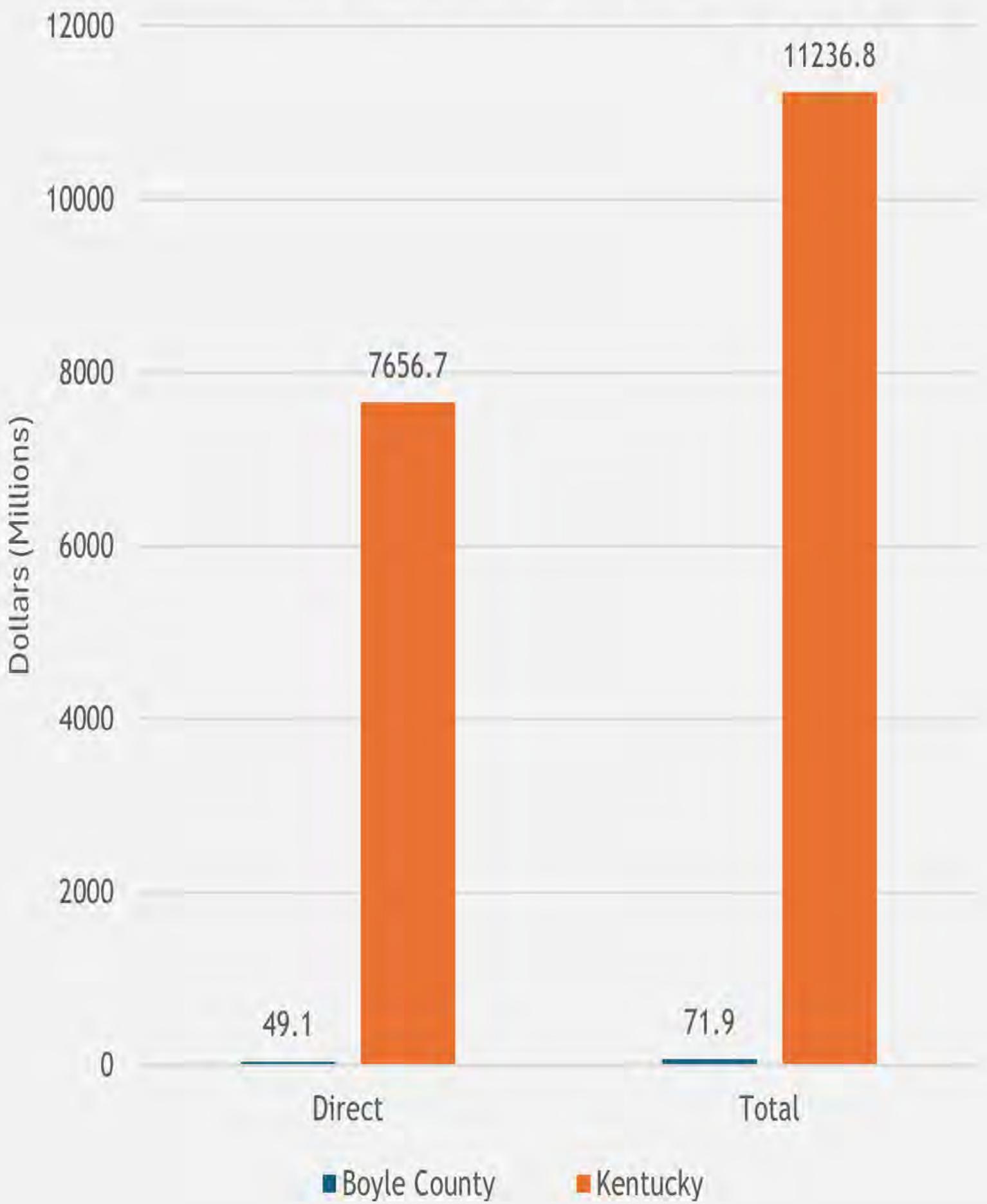
## Additional Information

■ Commuting In ■ Living and Working ■ Commuting Out



Industry	Population Employed			Percent Change (2000-2023)
	2000	2013	2023	
Agriculture, forestry, fishing and hunting, and mining	358	244	217	-39.4%
Construction	736	712	717	-2.6%
Manufacturing	2,851	1,594	2104	-26.2%
Wholesale trade	288	478	227	-21.2%
Retail trade	1,390	1,356	1967	41.5%
Transportation and warehousing, and utilities	470	510	719	53.0%
Information	321	375	241	-24.9%
Finance and insurance, and real estate and rental and leasing	548	474	473	-13.7%
Professional, scientific, and management, and administrative and waste management services	493	807	833	69.0%
Educational services, and health care and social assistance	3,137	3,224	3578	14.1%
Arts, entertainment, and recreation, and accommodation and food services	735	926	714	-2.9%
Other services, except public administration	660	630	525	-20.5%
Public administration	489	602	668	36.6%
<b>Total Workforce</b>	<b>12,476</b>	<b>11,932</b>	<b>12,983</b>	

# 2021 Tourism Spending



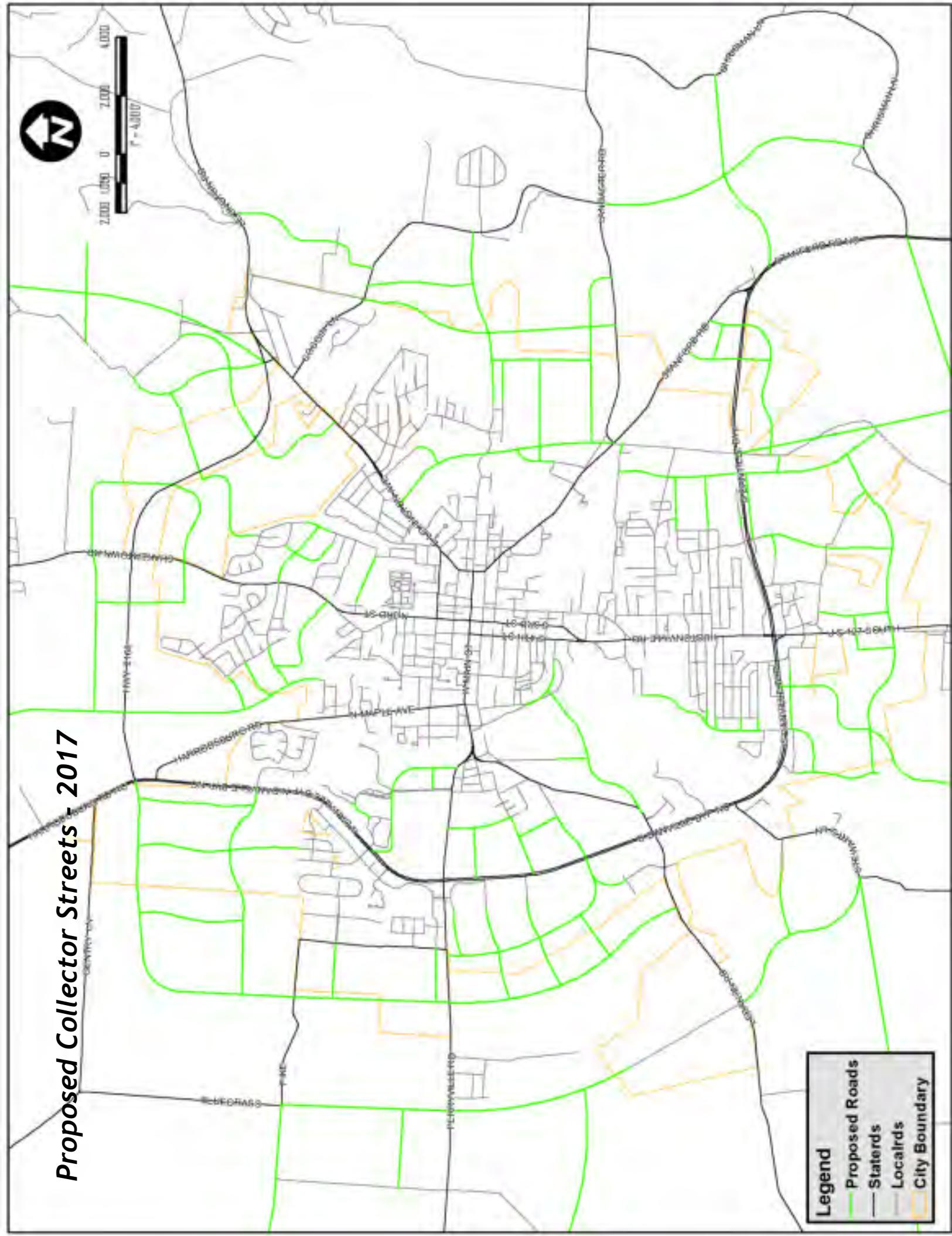
# TRAILS MAP

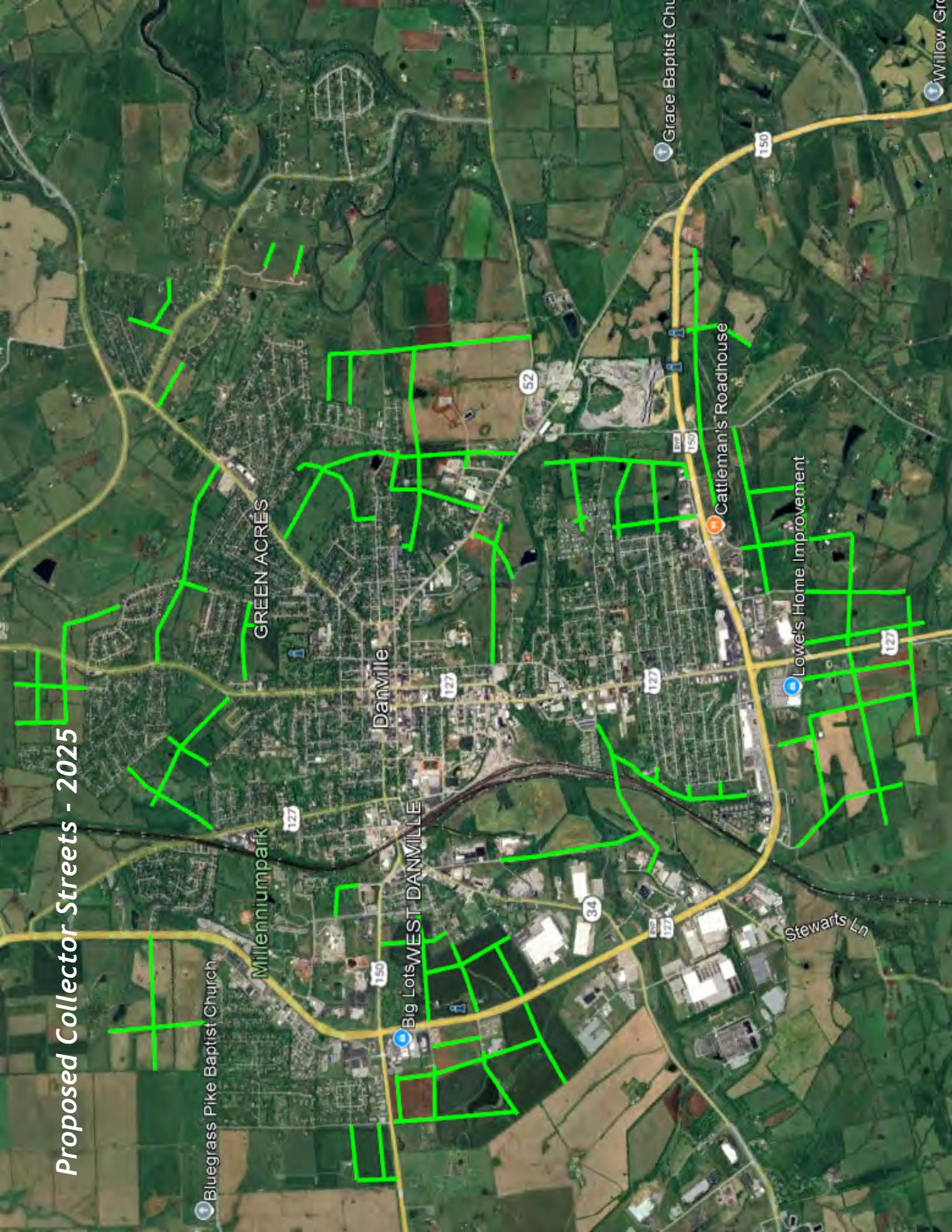


## TRAIL HEAD PARKING LOCATIONS

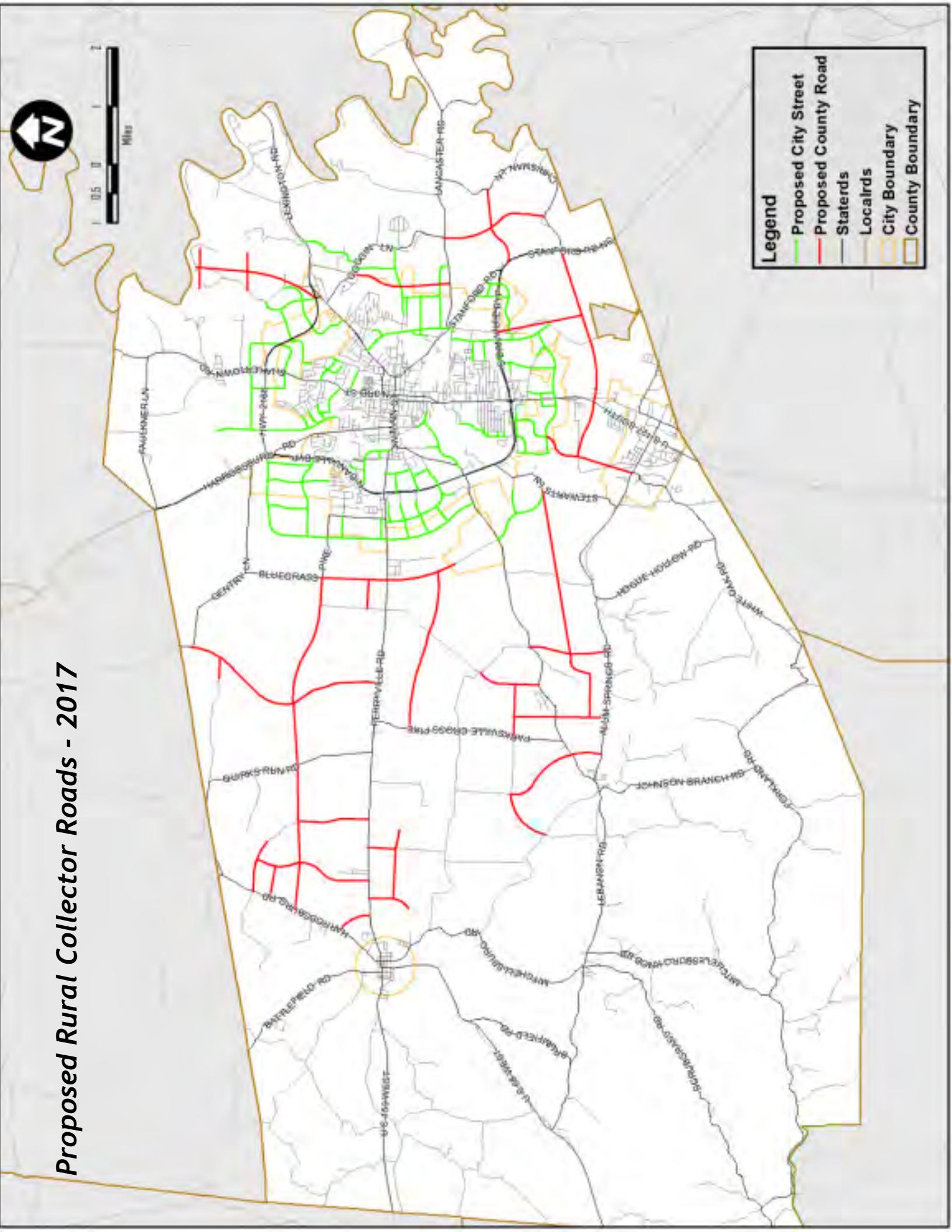
1. Connector Road Trail (2170 Shakertown Road)
2. Connector Road Trail (1805 Goggin Lane)
3. Henson Trail (897 East Main Street)
4. Clarks Run Trail (104 McClure Drive)
5. Clarks Run Trail (567 South Second Street)
6. Woven Wire Mountain Bike Park (500 Techwood Drive)
7. Hughes Lane Connector Trail (209 Corporate Drive)
8. Millenium Park Trail (Cunningham Drive)
9. Jackson Park Trail (826 Crosshill Road)

## Proposed Collector Streets - 2017





*Proposed Rural Collector Roads - 2017*



# SOURCE MATERIALS

2020

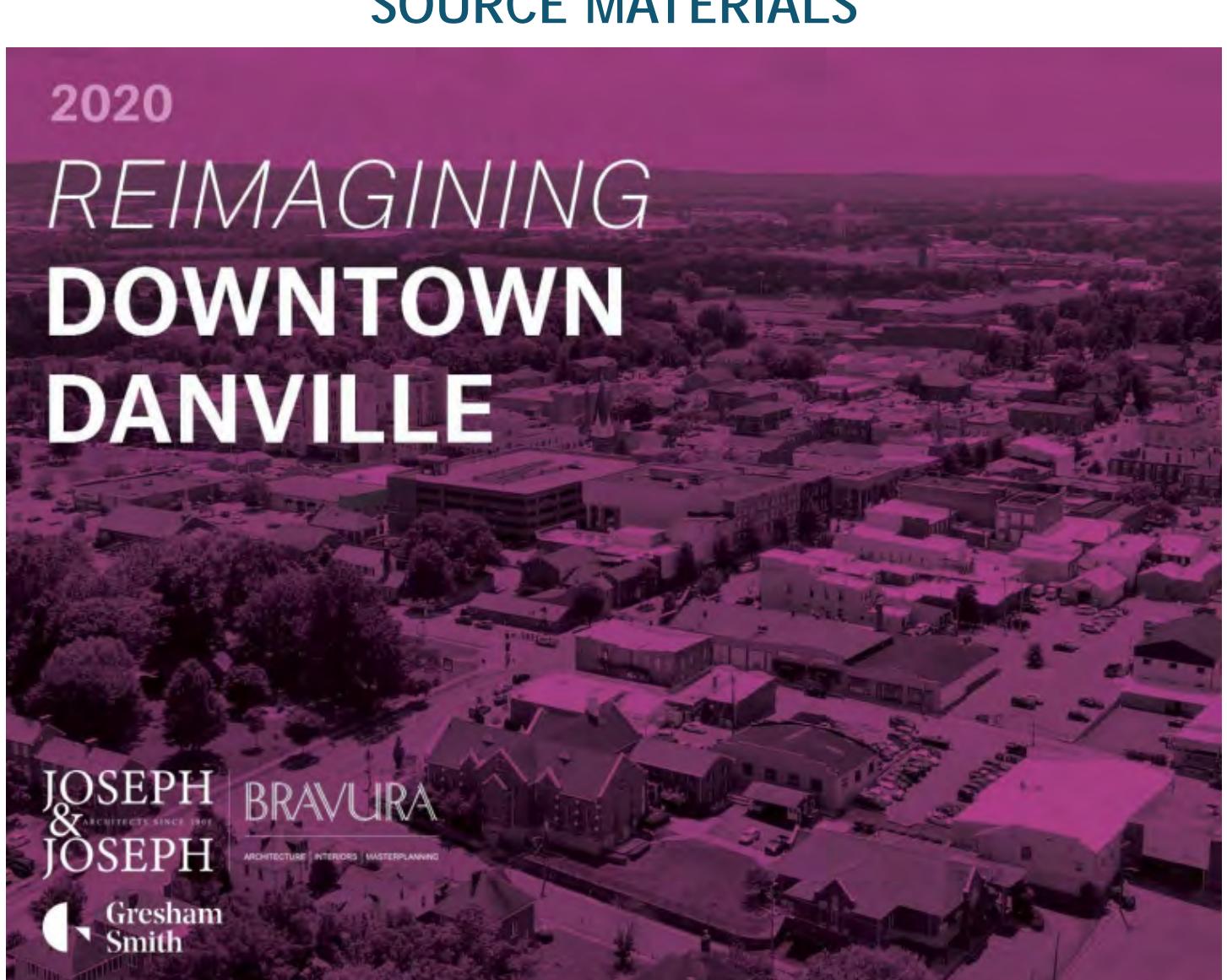
## REIMAGINING DOWNTOWN DANVILLE

JOSEPH  
&  
JOSEPH

Gresham  
Smith

BRAVURA

ARCHITECTURE | INTERIORS | MASTERPLANNING



### ***Reimagining Downtown Danville (2020)***

This document outlines a community-driven vision for revitalizing Downtown Danville, Kentucky. Developed through public engagement and stakeholder collaboration, it identifies key opportunities for enhancing the downtown experience, including streetscape improvements, pedestrian connectivity, historic preservation, and economic development strategies. The plan emphasizes placemaking, adaptive reuse, and design principles that support a vibrant, walkable, and inclusive downtown core. It serves as a foundational resource for guiding future investments and policy decisions in alignment with community values and long-term goals.

# Danville/Boyle County Housing Task Force

## A Study of

### Housing in Danville and Boyle County

C. W. Wilson, GAA/RAA  
Misty L. Gammon, GRI

August 2022

#### 1. Introduction and Background

The Danville Boyle County Housing Task Force has been meeting for some time to discuss an apparent shortage of housing in Boyle County. The more specific issues relate to a reported 1,000+ unfilled jobs in the Danville area in such diverse segments of the economy as healthcare, manufacturing, construction and retail segments. The questions posed have been related to whether a lack of affordable housing results in a limitation on possible employees. Other discussions have addressed the almost universal concern for the lack of 'affordable housing' and the resulting rising rent prices and even homelessness.

We were engaged to research housing data for the Task Force meetings. The initial discussions centered on using our resources to attempt to quantify and, to the degree possible, objectify the problem and potential solutions.

That led to two meetings with the Task Force in which the initial data development was shared with the attending members. We were subsequently asked to expand our research and reduce the finding to a written 'Housing Study', this document.

Since the late 1940s, housing issues have been a national concern and 'housing studies' have become commonplace. In the 1950s with the return of WW2 service personnel and the baby boom, the focus was simply the availability of a sufficient number of homes in the employment concentrated urban areas to house the rural to city migration which

dominated that decade. The result was a construction frenzy and an explosion of 'tract housing', basically "a type of housing development in which multiple similar houses are built on a tract (area) of land that is subdivided into smaller lots". Speed and quantity were the priorities.

By the 1960s and 1970s the literature shifted to issues related to the quality of the construction boom housing. As a result, states and urban municipalities instigated building and development codes for single family housing as well as enforcement mechanisms. Most Central Kentucky communities can trace the enactment of their present building and development code laws and agencies to this period.

Access to home ownership dramatically increased in this same period enhanced by the US Congressional creation of FHA (HUD) low down payment lending programs in 1934 and the founding of a secondary market for housing loans through, among others, the Federal National Mortgage Association (Fannie Mae) in 1938, providing a dramatic increase in available mortgage funding in the more rural states such as Kentucky. Prior to that time, housing mortgages were almost exclusively provided by local lenders, largely using local deposited funds (building and loan associations) which frequently required 50% or more in down payment monies.

By the late 1980s and 1990s with the state and federal Fair Housing and Equal Opportunity laws, concerns expanded to inclusiveness. The academic and regulatory

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## Danville-Boyle County Housing Study (2023)

The Danville-Boyle County Housing Study provides a comprehensive analysis of current housing conditions, market trends, and future needs across Boyle County. Commissioned to support long-range planning efforts, the study evaluates housing affordability, availability, and demographic shifts, offering data-driven insights to guide policy decisions. This report directly informed the Housing Element of the Comprehensive Plan, shaping goals around affordability, land use, and inclusive growth. Its findings support policy recommendations aimed at balancing residential expansion with community character and infrastructure capacity.



## ***Housing Supply Gap Analysis Phase II (2024)***

This report provides a detailed assessment of housing needs and supply gaps in Danville and Boyle County, Kentucky. Building on Phase I findings, it analyzes demographic trends, market conditions, affordability challenges, and projected demand across income levels and housing types. The study identifies critical shortages in affordable and workforce housing, and offers strategic recommendations to address these gaps through policy interventions, development incentives, and cross-sector collaboration. It serves as a data-driven foundation for shaping housing strategies within the broader comprehensive planning framework.



## ***Vision Zero Danville (2024)***

This document outlines Danville's commitment to eliminating traffic-related fatalities and serious injuries through a comprehensive Vision Zero strategy. It presents data-driven analysis of local crash trends, identifies high-risk corridors, and proposes targeted interventions to improve safety for all road users. The plan emphasizes equity, community engagement, and cross-agency collaboration, with a focus on redesigning streets, enhancing enforcement, and promoting safe mobility options. It serves as a guiding framework for integrating transportation safety into broader planning and policy efforts.



## SAFETY ACTION PLAN

STRATEGY AND PROJECT

IMPLEMENTATION PLAN

2025



## ***Vision Zero Danville (2025)***

This document builds on Danville's Vision Zero commitment by detailing actionable steps to eliminate traffic fatalities and serious injuries. It outlines a phased implementation strategy, including policy updates, infrastructure improvements, data collection protocols, and community engagement tactics. The plan prioritizes equity and transparency, establishing performance metrics and timelines to track progress. It also identifies key partners and funding mechanisms to support sustained safety initiatives. This resource translates Vision Zero principles into a practical roadmap for safer streets and systemic change.