

LEXINGTON PLANNING COMMISSION

February 10, 2022 - 5:00 P.M
Distance Meeting held through ZOOM
300 East Washington Street, Lexington, VA 24450

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **APPROVAL OF MINUTES**
Minutes from January 27, 2022*
4. **CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA**
5. **NEW BUSINESS**
 - A. Presentation of 60% Bike/Ped Plan by Michael Baker International & EPR-PC consultants
 - 1) Michael Baker International & EPR-PC presentation*
 - 2) Public Comment
 - 3) Commission Discussion
 - B. ZOA 2021-04: Annual Zoning Ordinance Amendments. Planned Unit Development (PUD).
 - 1) Continued discussion of PUD text amendment*
 - 2) Public Comment
6. **OTHER BUSINESS**
 - A. Zoning and Planning Report – If applicable
 - B. Catalyst Project Updates – If applicable
 - 1) Bike/Ped Plan: Ongoing
 - 2) Increase Sidewalk Connectivity: Ongoing
 - 3) Accessory Dwelling Unit Ordinance: Starting soon
 - 4) Jordan's Point Park Plan Implementation
 - 5) Reprogram Traffic Signals Downtown: Complete
 - 6) Assess Stormwater Fees: Tabled until next year
 - 7) Green Infrastructure Group
 - C. Key Annual PC Milestones: Ongoing. Remaining items:
 - 1) Zoning Text Amendments: Ongoing. Remaining items:
 - a. Small Cell
 - b. Planned Unit Development
 - c. Accessory Dwelling Unit
 - d. Cottage Housing

- e. What else, if any?
- 2) Comp Plan Review: Ongoing

7. CITY COUNCIL REPORT

8. ADJOURN

*indicates attachment

MINUTES

**The Lexington Planning Commission
Thursday, January 27, 2022 – 5:00 p.m.
Second Floor Conference Room – City Hall
300 East Washington Street**

Planning Commission:

Presiding: Jamie Goodin, Chair
Present: Nicholas Betts
Pat Bradley
John Driscoll
Blake Shester, Vice-Chair
Leslie Straughan, Council Liaison
Matt Tuchler

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

CALL TO ORDER

Chair Goodin called the meeting to order at 5:02 p.m.

AGENDA

The agenda was unanimously approved as presented. (P. Bradley / B. Shester)

MINUTES

Minutes from the January 13, 2022 meeting were unanimously approved as presented. (J. Driscoll / N. Betts)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA

None

NEW BUSINESS

A. CUP 2022-01: Application by Paul Kosmas for a Conditional Use Permit to allow the first floor of an existing building in the C-1 Commercial District located at 17 N. Randolph Street to be used as residential dwelling units.

- 1) **Staff Report** – This is a request for a Conditional Use Permit to allow the first floor of an existing building at 17 N. Randolph Street to be converted into two residential dwelling units. A. Glaeser read the Use and Design Standards for dwellings in the C-1 zoning district into the record: “Dwelling units shall be allowed by right on the second floor and any higher floor. Dwelling units occupying the first floor of any structure shall only be allowed with a conditional use permit. The first floor residential units should not be visible from a public street. If the building fronts on a public street, the residential portion of the first floor shall be required to be shielded by office or retail space or a lobby that maintains a commercial appearance.” (Section 420-11.1.3 of the Zoning Ordinance). The subject building is a two-story building which currently contains two residential units on the second floor and office space on the ground floor. The applicant wishes to convert the ground floor office space into residential units. The property is in the C-1 zoning district but adjacent to the R-1 zoning district and

cattycorner to the R-LC zoning district. A. Glaeser provided an explanation for why a CUP is required for first floor residential use in the downtown district and noted that while the subject parcel may not be ideally situated for retail use, the conversion of the first floor space would reduce available downtown commercial space by approximately 1,475 square feet. He reported staff received a number of inquiries about this application and a letter submitted by an adjacent property owner is included in the packet. He confirmed there is no off-street parking requirement in the C-1 zoning district. Commissioners Betts and Bradley questioned whether a lobby or other commercial space shielding the residential space was a requirement. A. Glaeser stated the Commission could impose conditions on a case by case basis when making its recommendation and that there was precedent for approval without that requirement. He stated the CUP, if approved, would expire only after a period of disuse. L. Straughan reminded the Commission that its decision would take the form of a recommendation to City Council.

- 2) **Applicant Statement** – Paul Kosmas, 13 Whitmore Street, asserted the proposal represents the highest and best use of the property and is in line with the Comprehensive Plan. He stated there is a significant unmet demand for month to month residential rental properties, especially at an affordable price point. He said he has had difficulty finding commercial tenants and maintained the conversion was likely to increase the City's tax base, given that the commercial space has been underutilized for years. He also argued the proposal would likely decrease demand for off-street parking. He acknowledged he wished to avoid making any exterior changes that would require review by the Architectural Review Board. N. Betts asked if he had received any inquiries about the office space since it has been vacant. Mr. Kosmas replied that he had not. He stated he had not advertised the space for approximately a year, but that advertisements prior to that time had generated no response. He acknowledged that the office space as it is currently configured is unusual and less than ideal.
- 3) **Public Comment** – None
- 4) **Commission Discussion & Recommendation** – L. Straughan stated she believed the Comprehensive Plan was clear in relegating residential use in the C-1 to upper floors and noted the definition for mixed-use also makes that specification. She argued there is a high demand for downtown commercial space and the proposal would be in opposition to both the Comprehensive Plan and the needs of the commercial business district. In response to comments from Commissioner Betts and Driscoll about the property's historic disuse and potential lack of desirability, she noted the adjacent buildings are all successfully occupied commercial spaces and suggested the subject building might benefit from a reevaluation of its interior layout. She also noted the applicant's admitted lack of advertising. J. Goodin asked if the property's proximity to residentially zoned parcels places any limitations on its commercial viability and A. Glaeser replied it did not. J. Goodin asked if the Commission could recommend conditions such as requiring a lobby type space or retaining some amount of commercial space. A. Glaeser offered suggestions as to how the Commission could formulate its decision. P. Bradley suggested the Commission should not be in the

position of questioning the applicant's business model and should focus instead on whether the proposal would allow better occupancy of the property and generate greater tax revenue. B. Shester again noted the adjacent properties are successfully occupied with commercial endeavors. L. Straughan pointed out that though the property is near residentially zones parcels, it remains in the C-1 on the future land use map. **P. Bradley moved to approve Conditional Use Permit number CUP 2022-01 to allow dwelling units on the first floor of the building located at 17 N. Randolph Street in the C-1 zoning district. N. Betts seconded. The motion failed (3-4).**

AYES: J. Driscoll, N. Betts, P. Bradley

NAYS: L. Straughan, B. Shester, J. Goodin, M. Tuchler

B. CUP 2022-02: Application by Margaret Hutton for a Conditional Use Permit to allow a Bed and Breakfast Inn at 601 South Main Street.

- 1) **Staff Report** – A. Glaeser reported the applicant and her husband have entered into a contract to purchase the property at 601 South Main Street and are requesting to operate a 5 room Bed and Breakfast Inn on the parcel. The main residence will contain the Bed and Breakfast Inn and the carriage house on the property will serve as the applicants' residence. A Bed and Breakfast Inn with up to eight bedroom accommodations is a conditional use in the R-1 zoning district, provided all of the bed and breakfast use and design standards can be met. The applicants are requesting a Conditional Use Permit for a five (5) bedroom Bed and Breakfast Inn. A narrative from the applicant proposing a limit of six events per year is included in the application. Proposed siting of five off-street parking spaces is also included in the application and meets the off-street parking requirement. Staff finds the proposal meets all zoning requirements and recommends approval of Conditional Use Permit with the six staff recommended conditions included in the staff report. A. Glaeser reported receiving a number of inquiries about the application, including one from a neighboring Bed and Breakfast owner expressing some concern about the impact events on the subject property might have on off-street parking. He stated adjacent property owners were present to comment. In response to a question from L. Straughan, A. Glaeser directed the Commission's attention to the applicant's proposal describing how events would be handled so as to lessen impact on neighbors and adhere to City regulations. M. Tuchler asked what constituted an "event" and whether the off street parking was appropriately screened. A. Glaeser explained there is no definition of "event" in the Zoning Ordinance, however the log book required by one of the proposed conditions would be inspected should a question arise. He further explained the area between the proposed off street parking and the adjacent property to the south is well vegetated. In response to questions from P. Bradley, A. Glaeser clarified the maintenance requirements for a landscape buffer and noted the limit on the number of allowable events is determined on a case by case basis. J. Goodin asked if the proposal for off street parking would pose a problem for fire truck access. A. Glaeser responded that he believed access to the property could be obtained from Sellers Street, but that an application for a business license would trigger a life-safety inspection which the applicants have been made aware of. He noted that

the applicants have already been advised to have a design professional review the proposal to determine if it meets applicable building and fire codes.

- 2) **Applicant Statement** – Leslie Giles, realtor and proxy for applicant, said the applicants believe the proposal is not only in keeping with other Main Street Bed and Breakfast Inns, but also less impactful. She indicated they have ties to the area and look forward to returning. In response to a question from M. Tuchler, she provided information about the size of the carriage house proposed to be the applicants' residence. She also offered that the applicants are willing to combine the two parcels into one tax parcel should that be deemed necessary.
- 3) **Public Comment** –
 - Charles Winder, 3 Sellers Avenue, stated that while there may be a generous vegetative buffer along the property line with Main Street that is not the case along the Sellers Avenue property line. He said he had no concerns about fire access, but continued to have concerns about exterior lighting on the property which has historically been a significant nuisance. He indicated that the fixtures are still attached to the house and that he hoped to use the public hearing process to make both the applicants and the Commission aware of the problem. He encouraged the applicants to install new dark sky compliant lighting.
 - John Roberts, Llewellyn Lodge, 603 S. Main Street, agreed with the previous comment, stating there has been an historic lighting issue. He then expressed concern about the number of additional events proposed in the application and asked for clarification about how they would impact the neighborhood and how regulations would be enforced. Various commissioners indicated the City Code would regulate what is allowed and offered that they would further address his concerns during their discussion.
- 4) **Commission Discussion & Recommendation** – At Chair Goodin's request, A. Glaeser addressed the public comments. He said the offending lighting likely dated to a time prior to the adoption of dark sky compliant lighting regulations. He explained that any new exterior lighting would have to be dark sky compliant, though there are some exemptions for timed security lighting. The City cannot require the existing lights be replaced, but any issues with the existing exterior lights would be handled as a nuisance which would involve contact with the property owner to address the problem. L. Straughan noted that the applicants' proxy would likely make the applicants aware of this issue. A. Glaeser addressed the concern about events by stating they would be limited by the number of attendees the applicant was comfortable with given restrictions governing parking, life-safety occupancy, noise ordinance restrictions, etc. He elaborated by explaining that for outdoor events, a permit would be required which would be enforced by the City's Police Department. P. Bradley noted that a condition of the Conditional Use Permit was that it would be revoked upon 3 convictions in one year of violations of City Ordinances regarding noise, health or sanitation. There was discussion of the residency requirement, its intent, and whether it should require that the parcels be combined into one tax parcel. P. Bradley noted that the carriage house on the subject property does not have a separate address, and Ms. Giles noted that the

plat shows one parcel with both structures on it. J. Driscoll offered that should the carriage house be sold in the future, the operator of the Bed and Breakfast Inn would have to move into the main residence for the Bed and Breakfast to continue. A. Glaeser addressed the landscaping requirements and offered that those requirements are met by the existing vegetation. There was additional discussion about the exterior lighting and what can be required. Ms. Giles reported that the applicants are interested in updating the landscaping and she feels sure they will be receptive to concerns about the lighting.

B. Shester moved to approve Conditional Use Permit number CUP 2022-02 with the six (6) staff recommended conditions. M. Tuchler seconded and the motion passed unanimously. (7-0)

OTHER BUSINESS

A. Zoning Report – A. Glaeser reported the following:

- He met with the Bike/Ped Plan consultants and a 60% plan will be presented at the February 10, 2022 Planning Commission meeting which will be held via Zoom.
- The City Clerk has requested that Commissioners submit their annual conflict of interest paperwork ASAP if they have not yet done so.
- Chair Goodin submitted the Planning Commission annual report to City Council at its January 20, 2022 meeting.
- Due to an advertising error, the public hearings for the W&L master plan and rezoning applications have been rescheduled for the February 24, 2022 meeting and will be held in the Lylburn Downing Middle School cafeteria.
- Two zoning appeals have been submitted. One may be resolved and the other will be scheduled for a Board of Zoning Appeals public hearing in March.
- A member of the public has questioned how many Planning Commissioners may vote on the W&L applications, asserting that all but two have a conflict. Chair Goodin requested guidance from the City Attorney be read into the record for the appropriate meeting.
- Threshold met on January 26th and directed staff to schedule another educational session for an overview of housing programs at the State level pertinent to Lexington.

B. Catalyst Projects Update –

- 7) Green Infrastructure Group: J. Driscoll reported that at the last meeting there was a presentation about sustainability initiatives at VMI and a presentation by Holly Ostby of the Rockbridge Area Health Network about how her program integrates into the Bike/Ped Plan.

CITY COUNCIL REPORT

L. Straughan reported City Council had a work session at its last meeting to review the proposals submitted for the Spotswood property. There was discussion about the zoning that would be necessary but no decisions were made – there will be additional meetings on the topic. During the regular meeting, there was a presentation by the Police Chief about the mounted patrol. Again,

no decision was made, there was simply a presentation. The Chief has convened a Board and no City funding will be necessary.

ADJOURN

The meeting was adjourned at 6:55 pm with unanimous approval. (P. Bradley / B. Shester)

J. Goodin, Chair, Planning Commission



City of Lexington Bicycle and Pedestrian Plan

Planning Commission Briefing

February 10th, 2022





Project Background

The Virginia Office of Intermodal Planning and Investment (OIPI) has developed the GAP-TA program to support the following activities:

1. **Conduct multimodal planning within existing or planned Urban Development Areas or Growth Areas**
2. Develop or evaluate strategies to address emerging planning issues
3. Develop an accessibility planning program
4. Conduct multimodal planning outside of urbanized areas



Growth and Accessibility Planning Technical Assistance (GAP-TA)

- **City of Lexington study awarded grant under Component 1**
- **Eligible Activities:** Support the intent of the [Virginia Code § 15.2-2223.1](#), namely support “traditional neighborhood design” by planning for:
 - **Pedestrian-friendly road design**
 - **Connectivity of road and pedestrian networks**
- **Expected Outcomes:**
 - Need identification, planning, and prioritization for multimodal transportation infrastructure

Study Goals

Develop a bicycle and pedestrian plan for Lexington that will:

- Catalog existing bicycle and pedestrian facilities in city
- Analyze land use, safety, and other related data to identify mobility issues
- Work with stakeholders to identify additional mobility issues and needs in the city
- Develop a master plan with recommendations for bicycle and pedestrian needs in Lexington
- Provide prioritization schedule and implementation strategies for recommendations



Public and Stakeholder Input

Project Background and Public/Stakeholder Input

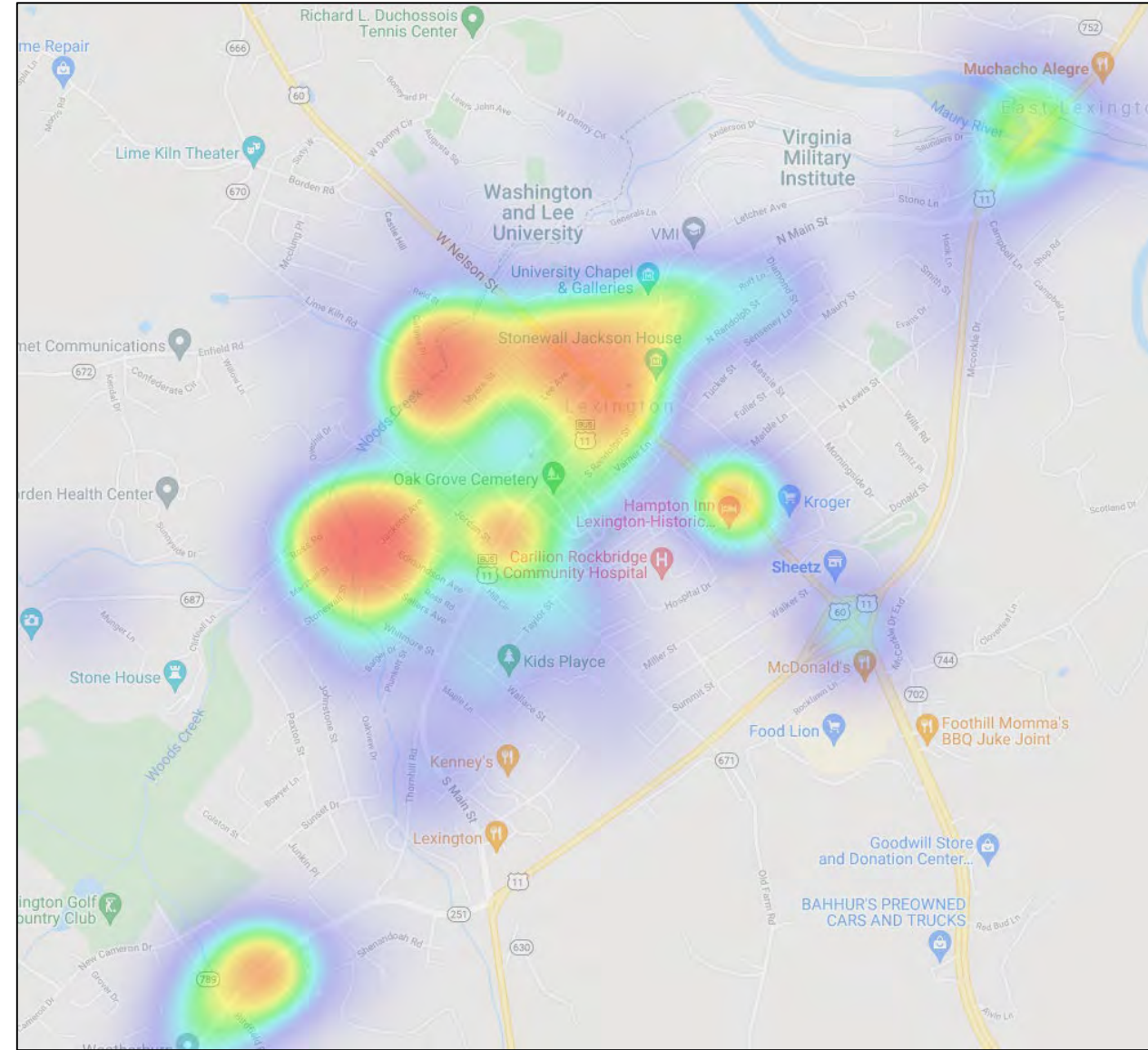
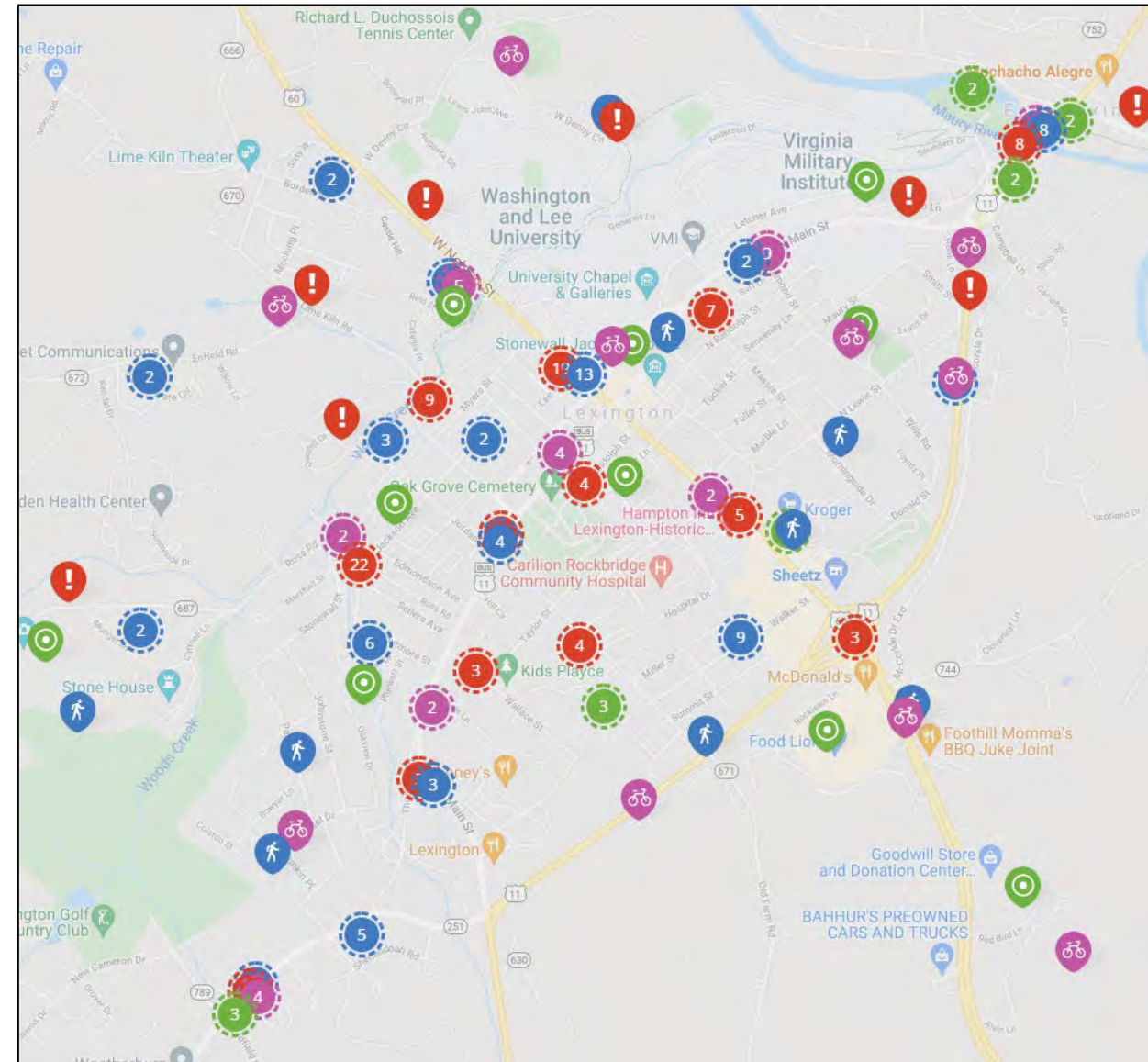
Public Participation

- 9 total stakeholder meetings from October to December
 - Meetings were virtual with four open to public, five for targeted stakeholder groups
 - Green Infrastructure Working Group
 - Live Healthy Rockbridge
- Direct engagement with city and regional staff, university representatives, business owners, transportation agencies, health and human service agencies, and citizens

Public Participation

- Online collaborative mapping exercise
 - September 23rd through December 31st
 - Users located destinations, safety concerns, desired walk/bike improvements and voted or commented on others' suggestions
 - Promoted in utility bills, City website, social media, etc.
 - 797 unique users generated 285 unique comments
- Generated point and heat mapping of destinations, safety concerns, desired walk/bike improvements and ranked suggested improvements based on up-votes

Public Participation

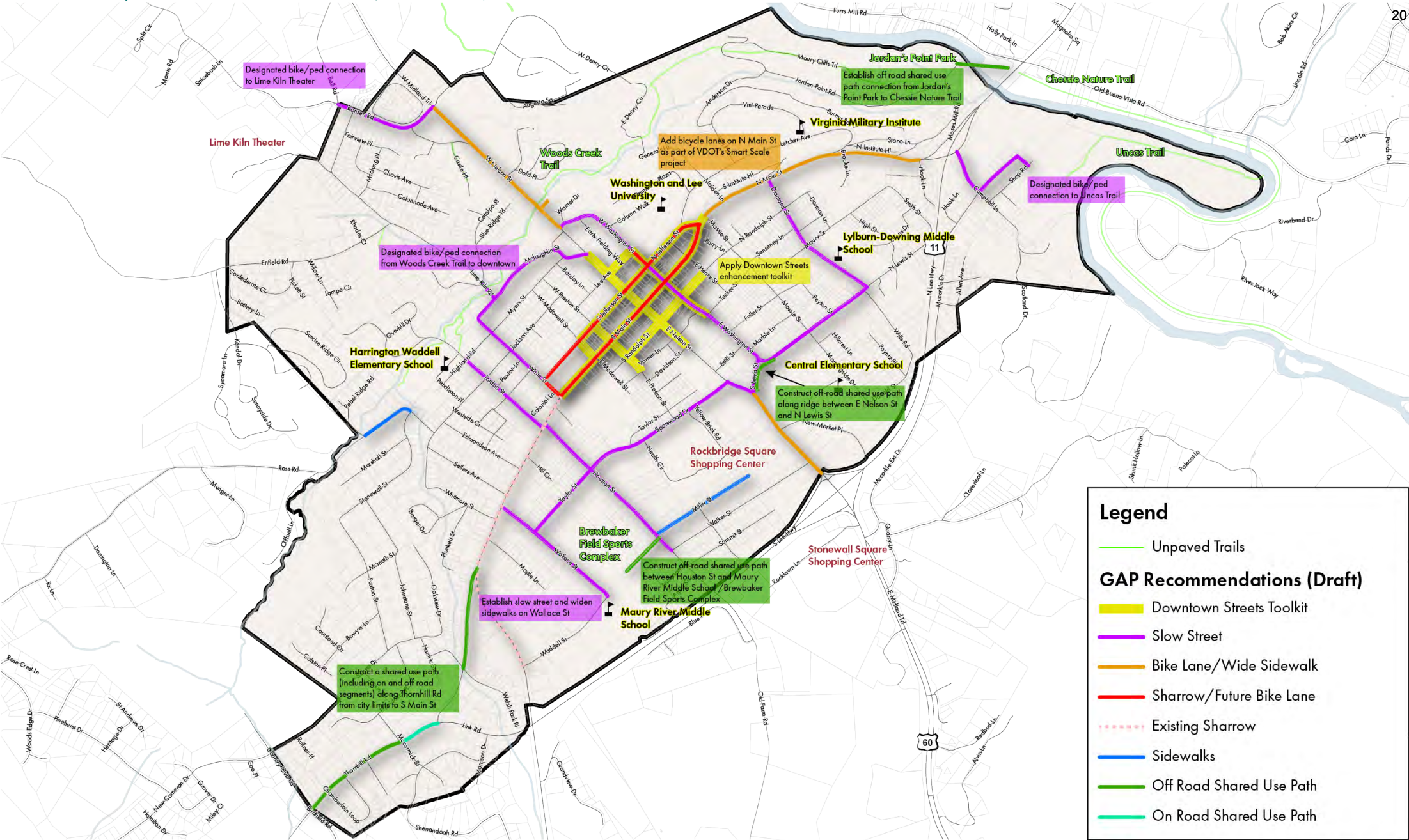


Stakeholder Input Themes

- Connecting Downtown to major destinations and growing areas
 - Jordans Point Park
 - Virginia Horse Center
 - Weatherburn neighborhood/Thornhill Road
 - Chessie Trail
- Safety for all pedestrians and cyclists
- Partnerships and connections with universities
- Policy considerations
 - Extending equity and safety benefits to everyone
 - Make Lexington central hub for recreation in region
 - Design based on context and land use, not a one-size fits all approach



Draft Recommendations



Shared Use Paths

- Minimum 10' wide
- Accommodate both bicycle and pedestrian travel
- Can be **on-road** (directly adjacent to car travel lanes) or **off-road** (physically separated from travel lanes)



Wide Sidewalks

- 8'-10' wide
- Potentially accommodate bicycle travel
- Option for corridors with limited right of way and no opportunity for additional paving.

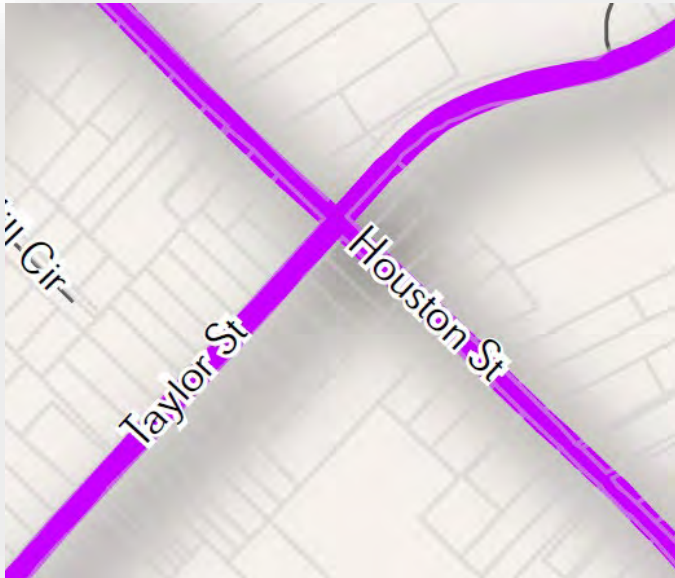


Multilane arterial roadway with limited right of way and little or no opportunity for road diets or additional paving

Sidewalks widened within limits of existing right of way to allow safer pedestrian travel

Slow Streets

- Applied to local streets with limited opportunities for widening or additions
- Variety of potential treatments, including:
 - Signage
 - Painted Markings
 - Traffic Calming

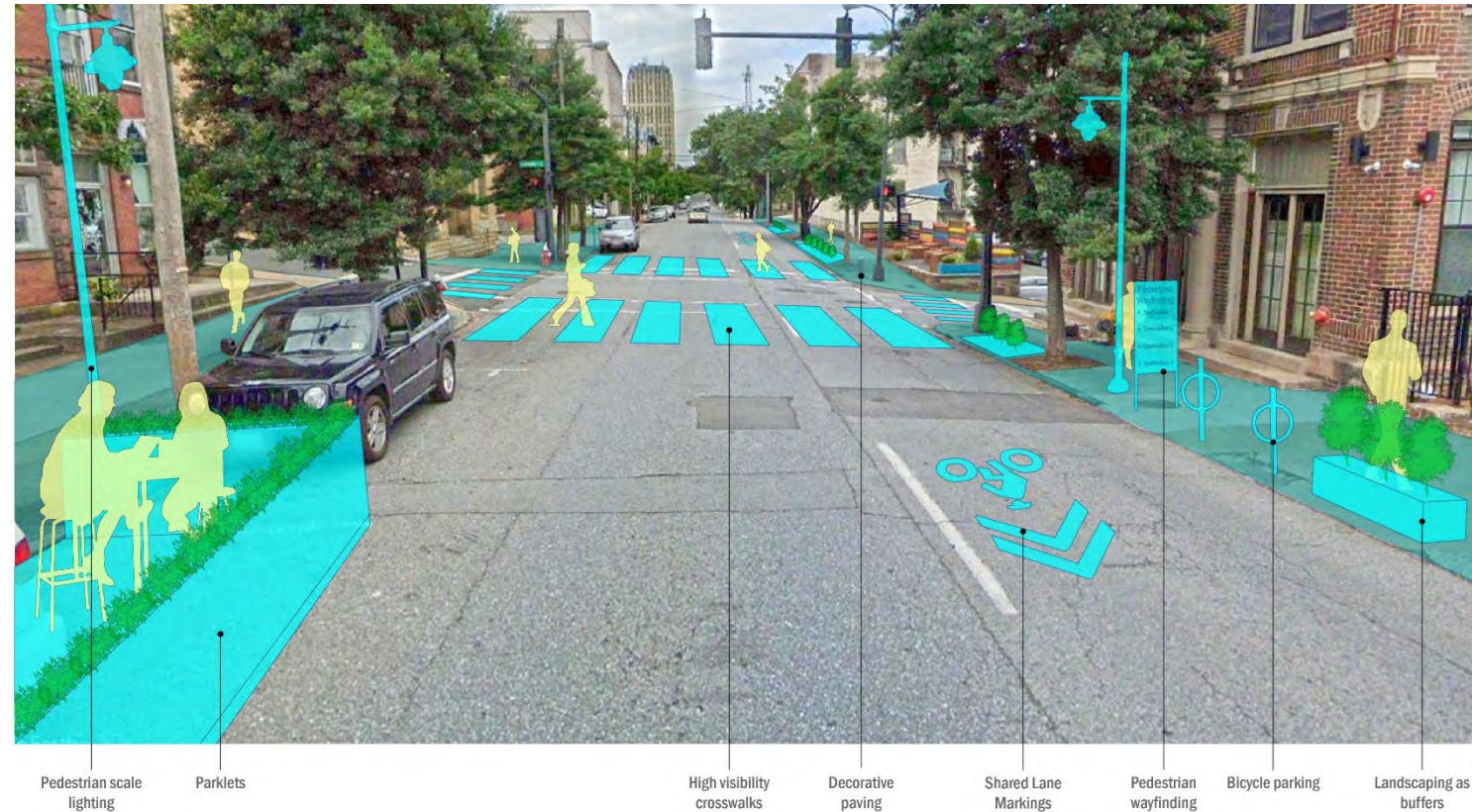


Minimum 5' visually separated pedestrian lane (8' preferred) to protect pedestrians or bicyclists who are currently using the roadway on an informal basis

Narrow, rural section roadway with slow speeds and very little traffic that is already being used by pedestrians on an informal basis

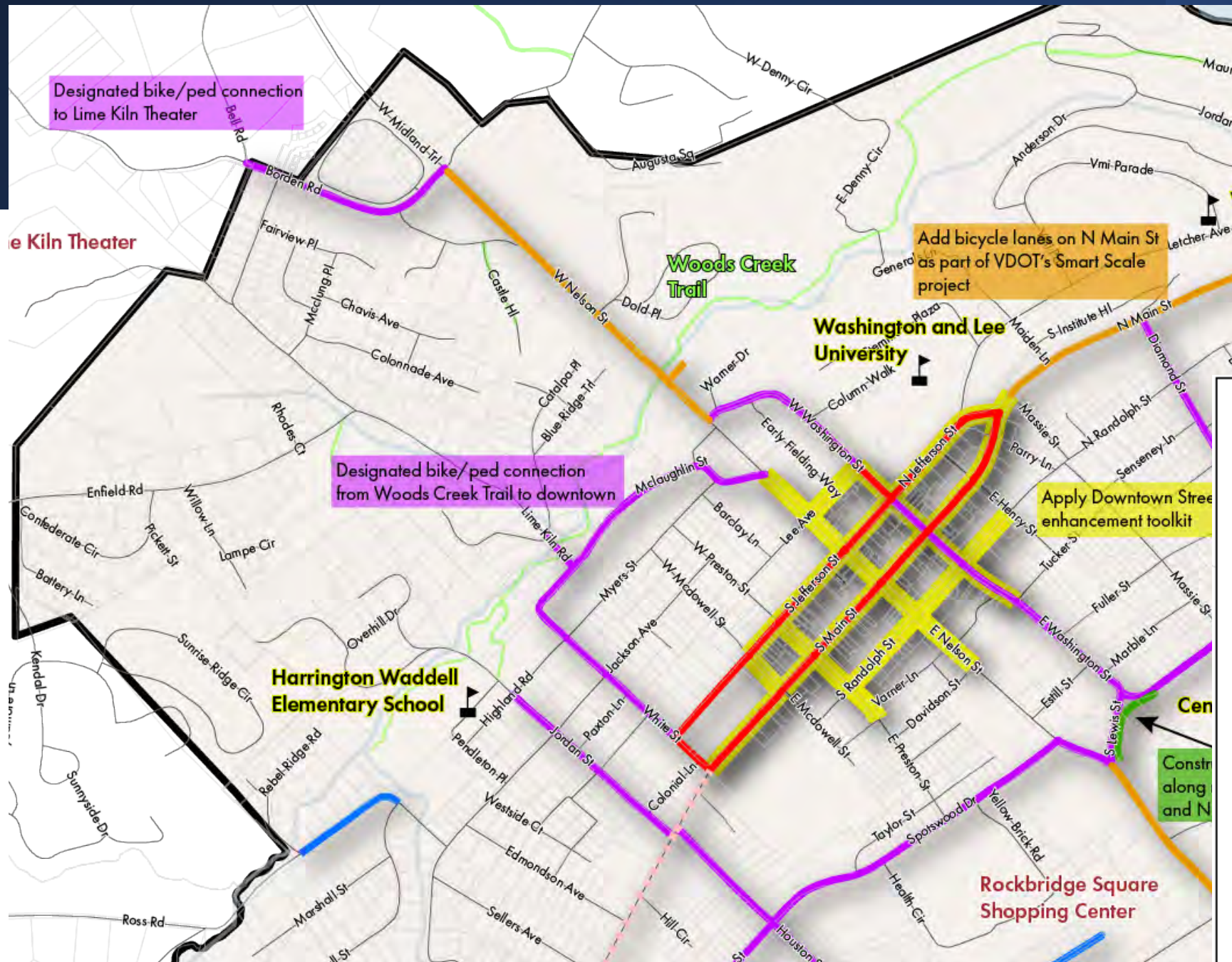
Downtown Toolkit

- Set of potential treatments
- Addresses intersections, sidewalks, street furniture, signage
- Intended to create a comfortable pedestrian environment



GAP Recommendations (Draft)

- Unpaved Trails
- ## GAP Recommendations (D)
- Downtown Streets Toolkit
- Slow Street
- Bike Lane/Wide Sidewalk
- Sharrow/Future Bike Lane
- ... Existing Sharrow
- Sidewalks
- Off Road Shared Use Path
- On Road Shared Use Path

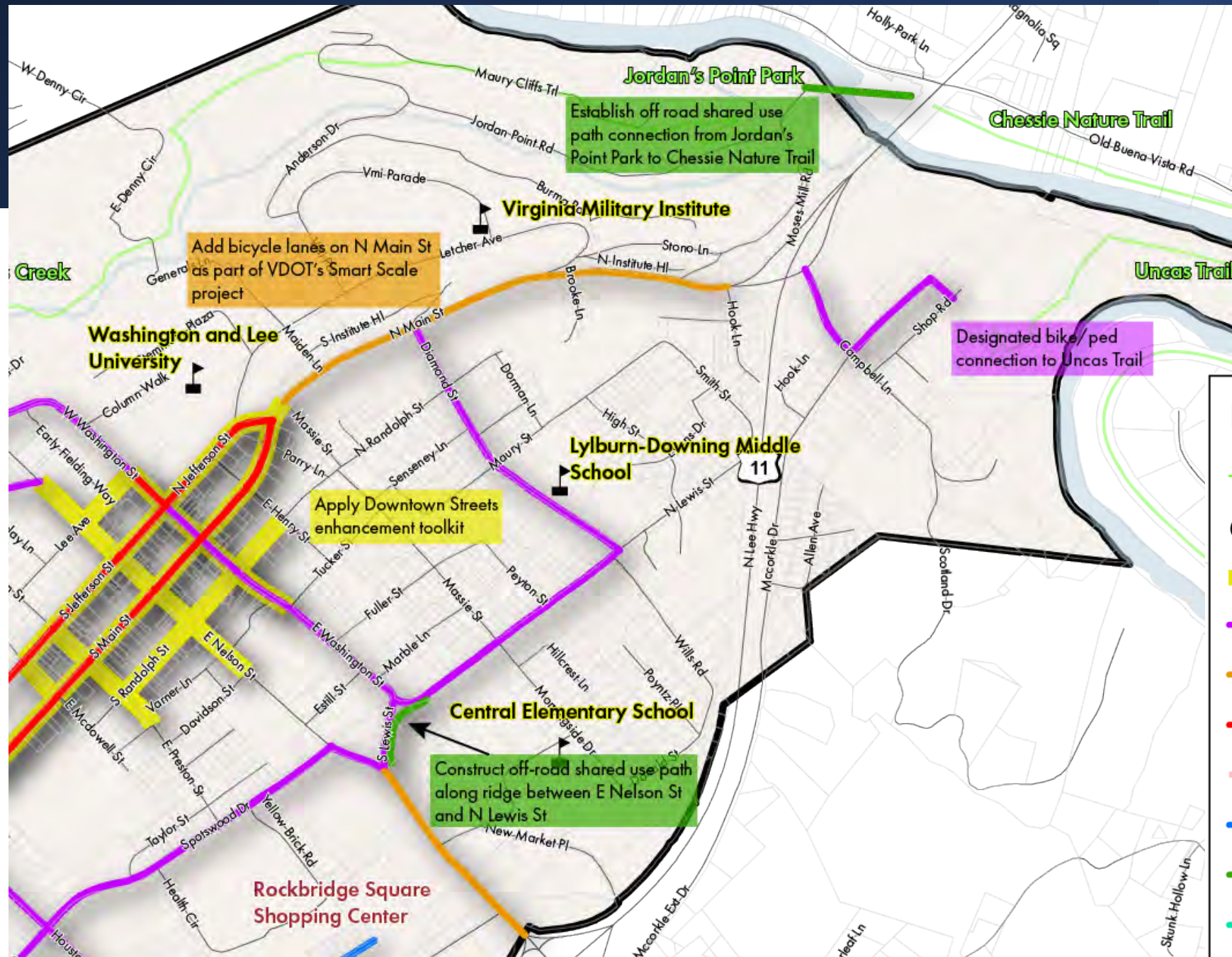


Legend

Unpaved Trails

GAP Recommendations (Draft)

- Downtown Streets Toolkit
- Slow Street
- Bike Lane/Wide Sidewalk
- Sharrow/Future Bike Lane
- Existing Sharrow
- Sidewalks
- Off Road Shared Use Path
- On Road Shared Use Path



Next Steps

- Updated recommendations based on Planning Commission feedback
- Prioritization of recommendations
- Identification of potential projects and implementation steps
 - Potential funding sources
 - Implementation timeline
- City Council briefing/public hearing



City of Lexington Bicycle and Pedestrian Plan

Planning Commission Briefing
February 10th, 2022



Sec. 24-3403. CMU Community Mixed-Use District**A. Purpose**

The purpose of the CMU Community Mixed-Use District is to increase available housing options while creating an enhanced pedestrian environment in which residential, commercial, cultural, institutional, or entertainment uses are physically and functionally integrated. Uses may be mixed horizontally (on adjacent lots), vertically (within the same building), or both.

The CMU base zoning district is distinguished from the UMU Planned Development District in that the base zoning district does not require the master plan, terms and conditions, and other documentation required for rezoning to a planned development district. Allowed uses include:

- Townhouses and multifamily dwellings (other dwelling types by provisional use permit);
- Commercial and office uses; and
- Cultural or educational facilities.

B. Concept**C. Use Standards**

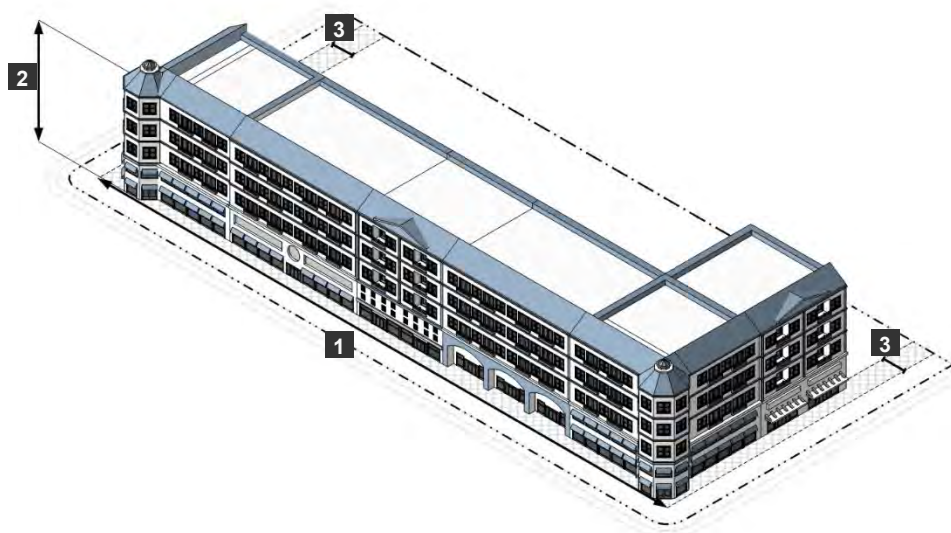
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

D. CMU District Dimensional and Intensity Standards

	Standard	Townhouse	Other Uses
	Lot area, minimum (sf) ^[1]	1,000	1,500
1	Lot width, minimum (feet) ^[1]	16	20
2	Structure height, maximum (feet)	60 ^[2]	60 ^[2]
	Density, minimum maximum (du/ac) ^[3]	10 40	10 40
	Lot coverage, minimum maximum (% of net lot area)	50 100	65 100
3	Front build-to zone boundaries, minimum maximum (feet) ^[4]	12 30	12 30
	Building width in front build-to zone, minimum (% of lot width) ^[5]	70	70
	Front yard, minimum (feet)	0	0
	Interior side yard, minimum (feet)	0	0
	Rear yard, minimum (feet)	0	0

NOTES:

- [1] The Board of Supervisors may approve lot area and width requirements for single-family and duplex dwellings in accordance with Sec. 24-2306, Provisional Use Permit.
- [2] The Board of Supervisors may approve a building or structure height up to 200 feet in accordance with Sec. 24-2306, Provisional Use Permit.
- [3] Applicable to residential development and the residential component of mixed-use development.
- [4] The area between the minimum and maximum build-to zone boundaries that extends the width of the lot constitutes the build-to zone. The maximum front build-to zone boundary may be increased to 45 feet where civic spaces or outdoor dining areas are located, provided, such an increase is allowed along a maximum of 25 percent of the front lot line.
- [5] Buildings must be located such that the façades occupy the minimum percentage of the front build-to zone. The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities, or driveways or surface parking (subject to Article 5, Division 1).



E. Other District Standards

1. Minimum Area for Rezoning

The minimum contiguous area for lands to be classified to the CMU District is 12 acres. An area containing less than 12 acres may be reclassified to the CMU District

in accordance with Sec. 24-2303, Map Amendment (Rezoning) or Sec. 24-2304, Conditional Zoning, if it abuts lands already classified in the CMU District.

2. Minimum Amount of Mixed-Use Development

(a) Except as exempted in accordance with subsection (b) below, no development will be approved in the CMU District unless a minimum of 20 percent of development consists of residential uses and a minimum of 20 percent consists of nonresidential uses. For the purpose of this provision, percentages will be measured including development on the site and, at the option of the applicant, development within 1/4 mile of the site, based on the floor area of the use.

(b) The body reviewing the development application may exempt a proposed development from this requirement if the applicant demonstrates, through economic or market studies prepared by a qualified professional, that the market will not reasonably support the required mix of uses on or within 1/4 mile of the site.

3. Building Orientation

The front façade of all buildings, as defined by the primary entrance, must face a street or a courtyard, plaza, or similar open space.

4. Connectivity

(a) The internal vehicular and pedestrian circulation systems of development must be designed in coordination with any existing or allowable future development on adjoining lots.

(b) Easements allowing vehicular or pedestrian cross-access between adjoining lots, along with agreements defining maintenance responsibilities of the property owners, must be recorded in the land records.

5. Pedestrian Access and Circulation

(a) Sidewalks must be provided on both sides of every street. Each sidewalk must have a minimum width of seven feet along arterial and collector roads and a minimum width of five feet along other streets, exclusive of any outdoor dining, display, or vending area. In addition, street trees must be provided that are spaced between 35 and 45 feet on center, unless otherwise approved by the Planning Director to avoid utility conflicts or to ensure the visibility of major design features. Street trees must be located adjacent to any existing or proposed roadway in either a planting strip or tree well. Planting strips and tree wells must be at least five feet wide in the narrowest dimension.

(b) At least one walkway must be provided from an adjacent sidewalk to each building entrance designed for use by the general public that is located on the side of the building facing the sidewalk.

6. Off-Street Parking

(a) Reduced Minimum Vehicle Parking Space Requirements

The minimum required number of off-street vehicle parking spaces for mixed-use development must be 70 percent of the minimum requirements in Sec. 24-5110, Minimum Number of Off-Street Parking Spaces, subject to any alternative parking plan or parking reductions approved in accordance with Sec. 24-5115, Off-Street Parking Alternative Parking

Plans, and Sec. 24-5120, Reduced Parking Standards for Parking Demand Reduction Strategies.

(b) Maximum Off-Street Vehicle Parking Spaces

The number of off-street surface vehicle parking spaces must not exceed 125 percent of the minimum requirements in Sec. 24-5110, Minimum Number of Off-Street Parking Spaces, in structured parking facilities do not count toward the maximum allowed, subject to any alternative parking plan approved in accordance with Sec. 24-5120, Reduced Parking Standards for Parking Demand Reduction Strategies.

(c) Location

All proposed new or expanded surface vehicle parking must be located to **the rear or side of the development's principal building(s), or in a parking structure** built in accordance with Sec. 24-4320.B, Parking Structure. Parking may be provided along the street (on-street parking), subject to the approval of the County Engineer or VDOT, as appropriate.

(d) Break-Up of Large Parking Lots

Each surface parking lot with more than 100 parking spaces must be organized into smaller modules that contain 50 or fewer spaces each and are separated by buildings, pedestrian walkways, or landscaped areas in accordance with the Article 5, Division 3, Landscaping and Tree Protection.

(e) Pedestrian Walkways Through Parking Areas

Each vehicle parking lot or structure containing more than 50 parking spaces must provide clearly identified ADA accessible pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas. Such pedestrian routes must be designed and located to minimize the exposure of pedestrians to vehicular traffic.

(f) Parking Structures

Where the façade of a parking structure abuts or faces a street frontage, the façade must be articulated by windows, masonry columns, decorative insets and projections, awnings, changes in color or texture, or similar decorative features that break up the vertical plane.

7. Utility Lines

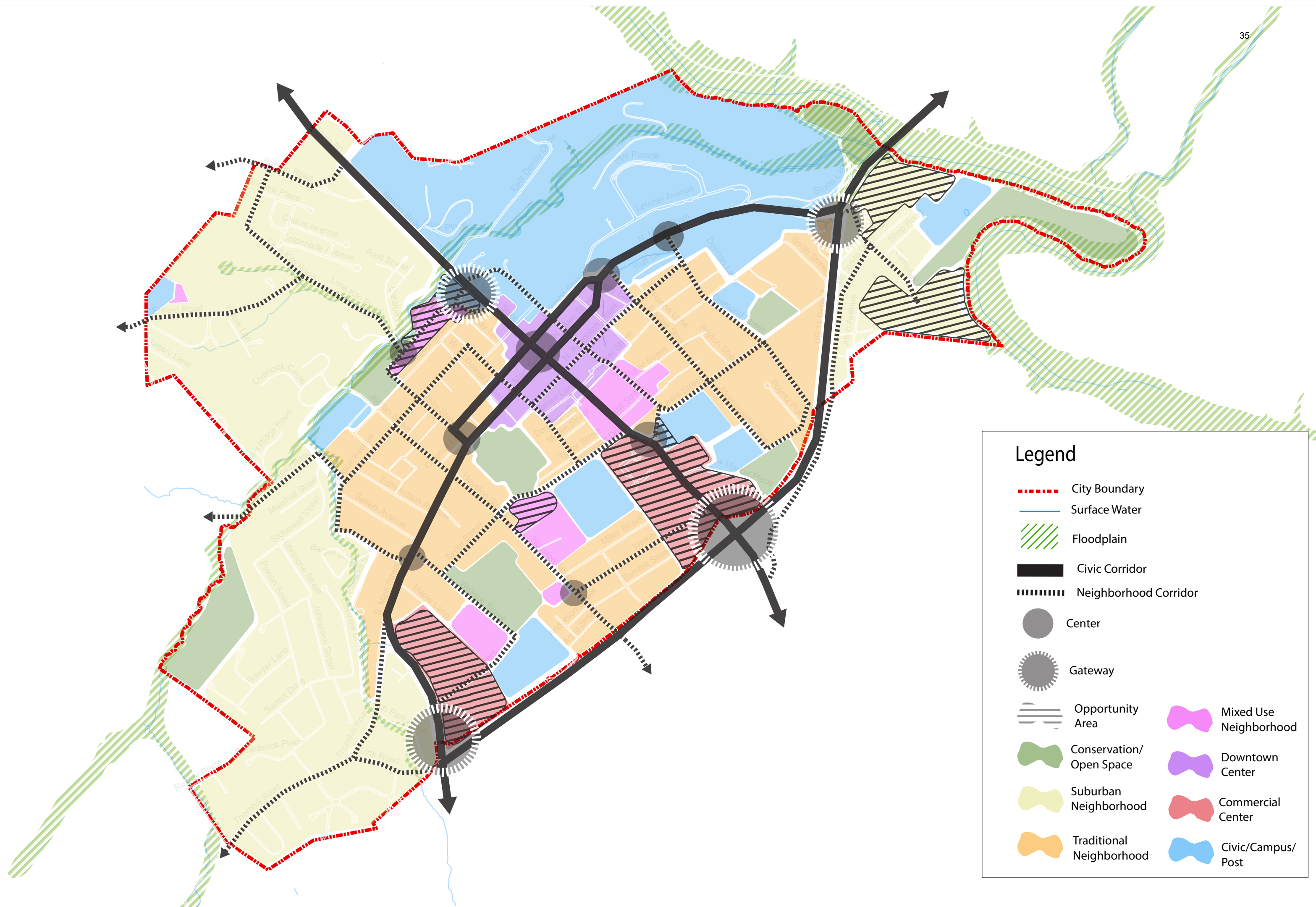
All new utility lines such as electric, telephone, CATV, or other similar lines must be installed underground, in conduit and in duct banks where practical. This requirement applies to lines serving individual sites as well as to other necessary utility lines within the district. All junction and access boxes must be screened with appropriate landscaping.

F. Reference to Other Standards


Article 4	Use Regulations	Article 5, Division 6	Neighborhood Compatibility
Article 5, Division 1	Access, Circulation, Off-Street Parking, and Loading	Article 5, Division 7	Signs
Article 5, Division 2	Required Open Space	Article 5, Division 8	Chesapeake Bay Preservation


Division 4. Nonresidential and Mixed-Use Districts


Article 5, Division 3	Landscaping and Tree Protection	Article 5, Division 9	Environmentally Friendly Design Incentives
Article 5, Division 4	Fences and Walls	Article 6	Nonconformities
Article 5, Division 5	Exterior Lighting and Crime Prevention	Article 8	Definitions





Legend


 City Boundary


 Surface Water


 Floodplain


 Civic Corridor


 Neighborhood Corridor


 Center


 Gateway


 Opportunity Area


 Conservation/
Open Space


 Suburban
Neighborhood

 Traditional
Neighborhood

 Mixed Use
Neighborhood

 Downtown
Center

 Commercial
Center

 Civic/Campus/
Post

▷ Future Land Use





Future Land Use and Zoning

While the Comprehensive Plan provides guidance for future land use in Lexington, the City's primary tool for shaping and regulating land use is the City's Zoning Ordinance. The Zoning Ordinance is a legal requirement that divides the City into eight zones and specifies allowed uses and dimensional requirements for each zone.

Future land use differs from zoning, although the two are related. Future land use can be thought of as a picture of what the City should strive to achieve within the next 20 or more years. This map does not change what is allowed on a piece of property right now, although it should be used to guide decisions on rezonings and conditional use permits. To determine the appropriate use and development form for a specific parcel, property owners should refer to the future planning framework map and the corresponding planning objectives and design principles. Ultimately, the specific use and zoning of an individual parcel will be reviewed by the City using the Comprehensive Plan as a guide.

Table 8.2 illustrates the relationship between the Future Planning Framework Map and Lexington's existing zoning categories.

Table 8.2 Future Land Use and Zoning

Future Land Use Pattern Area	Zoning Districts								
	General Residential District (R-1)	Suburban Residential District (R-2)	Multifamily Residential District (R-M)	Residential Light Commercial (R-LC)	Central Business District (C-1)	General Commercial District (C-2)	Parks and Open Space District (P-OS)	Planned Unit Development (?)	Institutional Overlay District (I-1)
 Suburban Neighborhood		X					X	X	
 Traditional Neighborhood	X						X	X	
 Mixed Use Neighborhood			X	X	X			X	
 Downtown Center					X				
 Commercial Center				X		X		X	
 Civic/Campus/Post							X		X
 Conservation							X		

COMMUNITY MIXED USE DISTRICT (CMU)

X

§420-4.6. Lot Requirements.

Zoning District	Lot Area	Lot Width	Building Height	Front Yard	Side Yard	Rear Yard
R-1	8,000 sq. ft.; 12,000 sq. ft. for two-family dwellings	60 feet; 80 feet for two-family dwellings	35 feet; up to 45 feet w/30 foot side yard plus 1 foot for each additional foot over 35 feet	15 feet	10 feet	25 feet for main buildings, 5 feet for accessory buildings
R-2	15,000 sq. ft.	80 feet	35 feet; up to 45 feet w/30 foot side yard plus 1 foot for each additional foot over 35 feet	25 feet	15 feet	25 feet for main buildings, 5 feet for accessory buildings
R-M	8,000 sq. ft.; Two- family dwellings- 12,000 sq. ft.; Multi-family- 10,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of 4; Townhouses - 2,400 sq. ft. per unit	60 feet; Two-family dwellings-80 feet; Townhouses-20 feet each unit; Multi-family-50 feet plus 10 feet for each unit above 4	45 feet	25 feet	10 feet; 20 feet for multi-family	25 feet; 30 feet for multi-family
R-LC	Residential use: 8,000 sq. ft.; Two- family dwellings- 12,000 sq. ft.; Multi-family- 10,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of 4; Townhouses - 2,400 sq. ft. per unit; Non- residential: 8,000 s.f.	Residential uses: 60 feet; Two-family dwellings-80 feet; Townhouses-20 feet each unit; Multi-family-50 feet plus 10 feet for each unit above 4; Non-residential: 60 feet	35 feet, except dwellings may be increased up to 45 feet, provided that each side yard is 20 feet, plus at least one foot for each additional foot of building height over 35 feet.	25 feet	Residential uses: 10 feet, or 20 feet for multi-family Non- residential: 10 feet	Residential uses: 25 feet, or 30 feet for multi-family Non-residential: 25 feet

Zoning District	Lot Area	Lot Width	Building Height	Front Yard	Side Yard	Rear Yard
C-1	None	None	45 feet; public and governmental buildings up to 60 feet w/CUP	None	10 feet when abutting a residential district	10 feet when abutting a residential district
C-2	None	None	45 feet	30 feet	30 feet when abutting a residential district	30 feet when abutting a residential district
PUD	3 acres		see §420-5.10			
POS	0 sq. ft.	0 feet	15 feet; 35 feet if ≥ 10 feet from a property line	5 feet ¹	5 feet ¹	5 feet ¹

¹Structures located in designated cemeteries and designed to contain human remains, such as but not limited to, mausoleums, columbaria, crypts, and niche walls, are not subject to P-OS yard setback regulations.