

## LEXINGTON PLANNING COMMISSION

March 24, 2022 - 5:00 P.M  
 Lylburn Downing Middle School Cafeteria  
 302 Diamond Street, Lexington, VA 24450

### WORK SESSION AGENDA

1. **CALL TO ORDER**
2. **Campus Master Plan presentation and discussion by Washington and Lee University**
3. **ADJOURN**

### REGULAR MEETING AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **APPROVAL OF MINUTES**  
 Minutes from March 10, 2022\*
4. **CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA**
5. **NEW BUSINESS**
  - A. Discussion of Board of Zoning Appeals meeting on March 21, 2022 and the BZA recommendation to address the inconsistency between *accessory dwelling* in the use matrix and the definition of *accessory apartment*.
  - 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, March 10, 2022 – 5:00 p.m.  
Community Meeting 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 – left meeting at 6:28 pm

Matt Tuchler – arrived 5:05 pm

### **City Staff:**

Arne Glaeser, Planning Director

Kate Beard, Administrative Assistant

## **CALL TO ORDER**

Chair Goodin called the meeting to order at 5:03 p.m.

## **AGENDA**

The agenda was unanimously approved as presented. (N. Betts / B. Shester)

## **MINUTES**

B. Shester noted that though he did not attend the meeting, he had listened to the audio and intended to vote on the minutes. Minutes from the February 24, 2022 meeting were unanimously approved as presented. (J. Driscoll / P. Bradley)

## **CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA**

Lee Merrill, 2 S. Randolph Street – presented draft designs for two possible bike/pedestrian Rt. 11 by-pass crossings. He stated the by-pass is owned by the City, not by VDOT, and therefore VDOT approval would not be necessary for the City to make the changes. Mr. Merrill argued that the first design, a “beg button” crossing with a light to stop traffic, was feasible – appropriate sight lines existed and there was precedence for the practice in Northern VA. He also presented a rough design for a pedestrian bridge over the by-pass. He said the plans would be circulating through the Green Infrastructure Group and he wanted to make the Commission aware that there is no insurmountable barrier to making this work. J. Driscoll noted this was an idea that had significant public support during the 60% bike/ped plan presentation. M. Tuchler expressed enthusiasm for the concept and thanked Mr. Merrill for his presentation.

## **NEW BUSINESS**

### **A. ZOA 2021-04: Annual Zoning Ordinance Amendments. Planned Unit Development**

#### **1) Continued discussion of PUD text amendment –**

A. Glaeser summarized the Commission’s prior discussions on this topic and offered the text for the Community Mixed-Use District (CMU) from Henrico County as a starting point for developing language for the new PUD. He noted the Commission should consider 1) whether it wished the subject district to replace the current PUD or be in addition to it, 2) what

it should be named, and 3) whether it should be an overlay or separate district. J. Driscoll suggested the Commission consider what it was trying to achieve that the current PUD does not allow. He added that he thinks of a district as an area substantially larger than a parcel and asked whether a PUD would be necessary if there was a mixed-use district. A. Glaeser replied that it would depend on how it was written, but agreed that if the Commission develops something like the CMU, incentivization would be baked in and an additional PUD would not be necessary. J. Driscoll then provided acreage for several opportunity areas and suggested the Commission choose one area to test how this would work when applied. There was discussion about the Generals' Retreat application which resulted in a reduction of the PUD lot size. P. Bradley asked if considering areas such as the VDOT property, where development would be from scratch, might help the discussion. A. Glaeser responded that while PUDs are usually intended for "greenfield" development, in Lexington they would be used mostly for infill (and possibly some redevelopment) where the conditions of the surrounding properties are already known. He argued that knowledge of the existing conditions should make developing standards easier. B. Shester noted that the lot requirements in the current Zoning Ordinance do not mention density and A. Glaeser acknowledged that a density specification would be helpful. J. Driscoll pointed out the existing PUD does contain density specifications.

A. Glaeser requested Commissioners' feedback on the draft text's purpose statement. B. Shester suggested the word "institutional" could be problematic. L. Straughan agreed and asked if it was necessary given the existence of the Institutional Overlay. A. Glaeser set out the other existing mechanisms for qualifying institutions to rezone parcels and said the word "institutional" would be removed from the next draft. After additional discussion there seemed to be general agreement that the purpose statement should more clearly state the intent for a combination of uses. There also seemed to be agreement that any open space requirement would be best addressed in the standards section.

A. Glaeser reviewed the second paragraph of the draft text and suggested its inclusion may not be necessary. J. Goodin observed there had been discussion at a previous meeting of possibly developing multiple PUDs tailored to specific areas. J. Driscoll urged that consideration be given to the difference in scale between the model text and the areas to which it would be applied in Lexington.

Director Glaeser addressed the allowed uses in the model Henrico County text and suggested the Commission focus on what uses should be allowed in the new district. Commissioners Shester and Goodin said they thought the Henrico allowed uses were insufficient. A. Glaeser suggested that the Commissioners refer to the C-2 by right and conditional uses to help them in determining appropriate uses for this new district. He added that any additional uses would require a definition. There was then discussion about whether the inclusion of an educational use would be appropriate in the commercial areas under consideration. There seemed to be agreement that there should be a mixed-use requirement.

Director Glaeser observed that the Henrico language references existing use standards and recommended the language developed for Lexington similarly reference Section 11 of the Lexington Zoning Ordinance. He indicated that adapting the proposed dimensional and intensity standards could be challenging given the difference in scale and encouraged the Commission to consider developing lot requirements that incentivize the new district. L.



Straughan said she had reservations about setting firm numbers and preferred an approach that provided for more flexibility and creativity. N. Betts agreed. B. Shester said he supported a model similar to the CMU and voiced enthusiasm for providing something that would allow for innovative development, increased housing density, and revitalization of commercial areas.

J. Driscoll asked how the new district would be applied and over how big an area. A. Glaeser responded that he would advise against automatically rezoning all parcels in a given area but rather making it available to owners who could then rezone on a parcel by parcel basis. He said rezoning would have to be incremental given Lexington's conditions. B. Shester asked if multiple adjacent property owners could rezone their properties and combine them to meet the minimum lot size. A. Glaeser confirmed that would be allowed.

A. Glaeser asked the Commission to consider a minimum lot acreage. L. Straughan said she thought that in order to do something interesting enough to warrant allowing zoning changes, a fair number of acres would be necessary. There was a hypothetical discussion of the University Cleaners property and whether it was an adequate size. N. Betts suggested that allowing smaller, individual parcels to make use of the new district could make redevelopment more likely. M. Tuchler said his concern with allowing smaller parcels would be the potential loss of continuity. J. Goodin asked if it would be possible to adopt design standards which would mitigate lack of continuity. A. Glaeser said there are design standards in the Entrance Corridor Overlay which could be beefed up. B. Shester pointed out that development on smaller parcels would necessarily be vertical and asked if three and four story buildings on East Nelson Street would be appropriate and how they would affect traffic. There was discussion about the possible traffic impact. N. Betts again said he believed allowing for smaller parcels and larger buildings would increase the tax base, expand housing options, and allow for more use of a property. P. Bradley argued that to consider a parcel the size of the University Cleaners parcel would no longer qualify as a discussion of a Planned Unit Development and would essentially amount to spot zoning. J. Goodin reminded Commissioners that off-street parking requirements had to be considered when determining lot size requirements. A. Glaeser offered to provide aerial maps showing each parcel's acreage for the next meeting.

## 2) Public Comment –

Shannon Spencer, 512 Taylor Street – addressing Commissioner Betts, Ms. Spencer expressed some concern about a 60' height for buildings along E. Nelson Street. She suggested a stand-alone building of that height next to any of the existing one story buildings would look incongruous and she worried buildings of that height would begin to impede the viewshed.

N. Betts responded that the maximum building height could be less than 60' and that he suspected that once changes were made to one parcel, others would follow suit. B. Shester noted the County had approved a proposal for a hotel with multiple stories just outside the City limits and suggested knowing the height of that proposal could inform the Commission's discussion. A. Glaeser said he would provide that information for the next discussion. J. Goodin said the first few developments would certainly look incongruous, but the incongruity would diminish over time.

Ms. Spencer added that she was recently a Planning Commissioner in the Borough of Collegeville, where they been working on a sort of similar plan which she offered to forward. She asked if Lexington had looked at other college towns for model language. A. Glaeser answered that staff had considered a number of options, but was specifically looking for language focusing on mixed-use development. He maintained that while the language would need to be adapted to fit Lexington, it did not need to be college town specific in this part of the town and with this intent. J. Goodin added that in prior discussions the Commission had considered how to create a transition from the suburbs to the downtown area.

Rachel Rowland, Rockbridge County resident working at 7 E. Washington Street – said her background is in high density, multi-family development. She said that a 3 story walk up apartment building can easily accommodate 35 units per acre, parked at a 1.6 ratio which she said was ideal. She said this would be a market rate, urban/suburban product which would fit well in a county to city transition. A 4 story building with elevator service would fit 50-70 market rate units per acre. She stated the 3 story building height would be about 40 feet and the 4 story height would be 60 – 65 feet at most.

Lee Merrill added that the mitigating factor would likely be related to traffic concerns.

## **OTHER BUSINESS**

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

- Staff conducted a short term rental inspection at 408 Carruthers which needs one more off-street parking space prior to being approved.
- City Council approved the CUP for first floor dwelling units in the C-1 zoning district with conditions.
- He attended a VDOT pre-application training session.
- He met with Chris Slaydon regarding a possible joint Planning Commission meeting with Rockbridge County. He also contacted VDOT to see if pedestrian only projects will score high enough for Smart Scale. Mr. Slaydon will determine if there is a desire to submit a joint application for Route 60 improvements.
- He met with the Bike/Ped Plan consultants on February 25<sup>th</sup>. They will make plan changes based on feedback and will likely present a final plan in April.
- The Board of Zoning Appeals is scheduled to meet on March 21<sup>st</sup> to hear an appeal of a zoning determination regarding accessory dwelling units.
- W&L intends to amend their submittals and the next Campus Master Plan public hearing will likely be April 14<sup>th</sup>.
- W&L is requesting a work session with the Planning Commission which will be added to the March 24<sup>th</sup> agenda.
- He has made two as yet unsuccessful attempts to contact someone at the Department of Housing and Community Development to schedule another joint housing educational session.

**B. Catalyst Projects Update –**

- 1) Green Infrastructure Group: J. Driscoll reported that the lengthiest agenda item at the group's last meeting was a review of the bike/ped plan presentation. He felt the report, which was forwarded to Commissioners, contained some really good comments, the biggest of which was that the network, as presented, needed more coherence. At the group's next meeting W&L will be giving a presentation on their sustainability initiatives and there will be another presentation on Brushy Hills.

**CITY COUNCIL REPORT**

A. Glaeser read the following for Commissioner Straughan who had to leave the meeting early:

- Arne led a work session prior to the regular meeting covering institutional overlays and the history of the W&L master plan.
- Council unanimously approved the CUP for Paul Kosmas allowing a live-work space with 2 additional apartments (a two- bedroom unit and a one-bedroom unit) with an office/half bath unit at the front section of his property on Randolph Street. Three conditions were added – 2 parking spaces required either on-site or at a nearby off-site location, some maintenance required on the exterior of the building, and the design has to conform to the 2/22/2022 drawing submitted with the office space only used as an office – not for living, sleeping or storage.
- The closing for the VDOT property should happen very soon.
- There will be a work session on Tuesday, March 15 at 5:30 p.m. on the Spotswood property. Staff will present their recommendations.
- Sadly for us, Jeff Martone announced he will be leaving the City staff to work for his family's construction business. His last day will be April 8.

**ADJOURN**

The meeting was adjourned at 6:51 pm with unanimous approval. (P. Bradley / J. Driscoll)

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J. Goodin, Chair, Planning Commission

## Article V. Community Mixed-Use District (CMU) *(to replace PUD or in addition to an amended PUD?)*

### §420-5.1. 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. A mix of uses vertically within the same building is preferred.~~ *(Is the purpose statement sufficient?)*

~~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. (We likely won't need this statement distinguishing the two districts unless we create a new Community Mixed Use district while retaining an amended PUD district. For comparison, the Henrico Urban Mixed Use Planned Development District purpose statement is, in part, "the purpose of the UMU-PD is to encourage moderate to high density neighborhood development integrated with commercial and civic uses. Unlike the base zoning districts, which prescribe specific design standards, the UMU-PD District allows the applicant to propose development standards for review and approval. The UMU-PD district combines a variety of lot sizes and housing types with public parks in a compact, walkable neighborhood setting. However, the UMU-PC district allows for more intense development with higher density, and commercial and civic uses are required.")~~

Allowed uses include:

- By-right uses listed on the Use Matrix (see section 420.3) for the C-2 zoning district
- Uses listed as conditional on the Use Matrix require the approval of a conditional use permit
- Statement that a mixing of uses either vertically within a building or horizontally is required for the CMU district
- Townhouses and multifamily dwellings (other dwelling types by provisional use permit) *(The Henrico zoning ordinance lists provisional uses that are approved by their Board of Supervisors and there is also a list of conditional uses that are approved by their Board of Zoning Appeals. The purpose of both of these types of uses are similar in that they are uses that may be appropriate in a zoning district, but because of their nature, extent, and external effects, require special consideration which is similar to conditional uses in the Lex zoning ordinance);*
- Commercial and office uses; and
- Cultural or educational facilities.

*(Is the list of allowed uses sufficient?)*

#### §420-5.2. Use standards.

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations. *(Use standards are similar to Lex use and design standards found in Article 11 of Lex Z.O. and the Lex zoning ordinance does not include a list of temporary uses.)*

#### §420-5.3. CMU District Dimensional and Intensity Standards.

*(Refer to Lex Lot Requirements table Sec. 420-4.6 attached in background documents.)*

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

#### Notes:

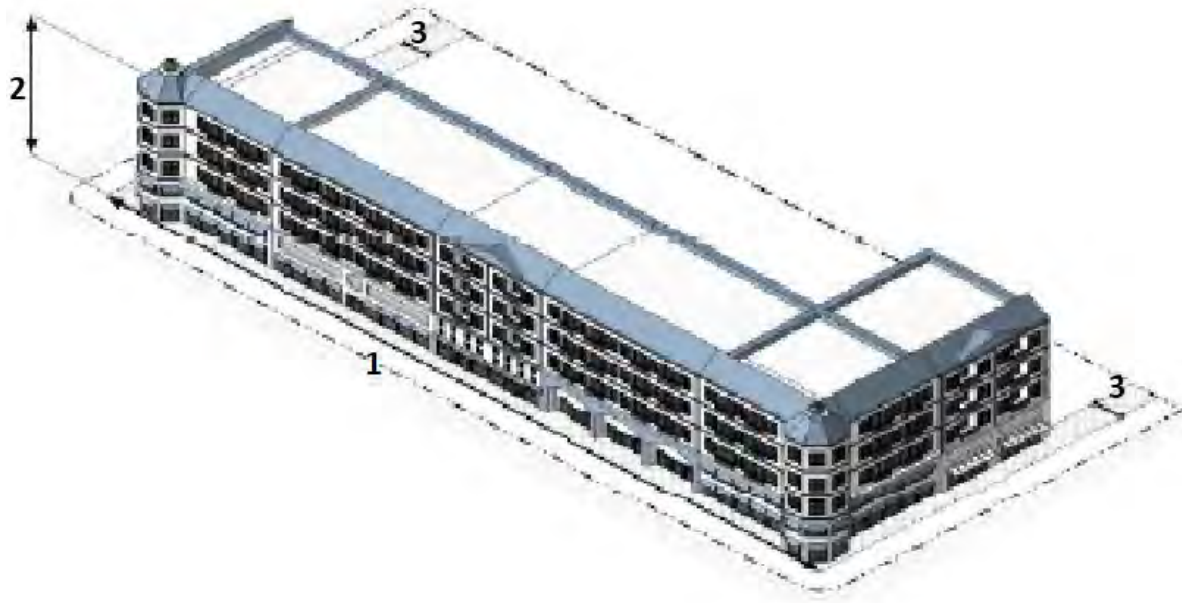
[1] The Board of Supervisors may approve lot area and width requirements for single-family and duplex dwellings in accordance with Sec. 24-2306, Provisional Use Permit. *(The single family attached dwelling and the duplex dwelling are listed as provisional uses in the Henrico CMU zoning district.)*

[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. *(In order to incentivize use of the CMU zoning district, the maximum allowed building height should be greater than the maximum building height of 45 feet that is allowed in the C-2 zoning district. If there is discomfort with buildings greater than 45 feet in height, we can reduce the maximum height in C-2 while still allowing a greater building height to incentivize use of the CMU zoning district.)*

[3] Applicable to residential development and the residential component of mixed-use development. *(The appropriate density maximum will be difficult to determine and we should consider a density minimum as well.)*

[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. *(Front build-to zones are not currently included in the Lex zoning ordinance and we should consider whether to include this concept or not.)*

[5] Buildings must be located such that the facades 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). *(Article 5, Division 1 of the Henrico zoning ordinance provides regulations for access, circulation, off-street parking, and loading. Similar to the comment above, Lex zoning ordinance does not have a minimum building width requirement that must be in the front build-to zone and we should consider whether to include this concept or not.)*



## §420-5.4. 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 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. *(The appropriate minimum acreage needs to be established.)*

### 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  $\frac{1}{4}$  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 ¼ 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 Standard 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.

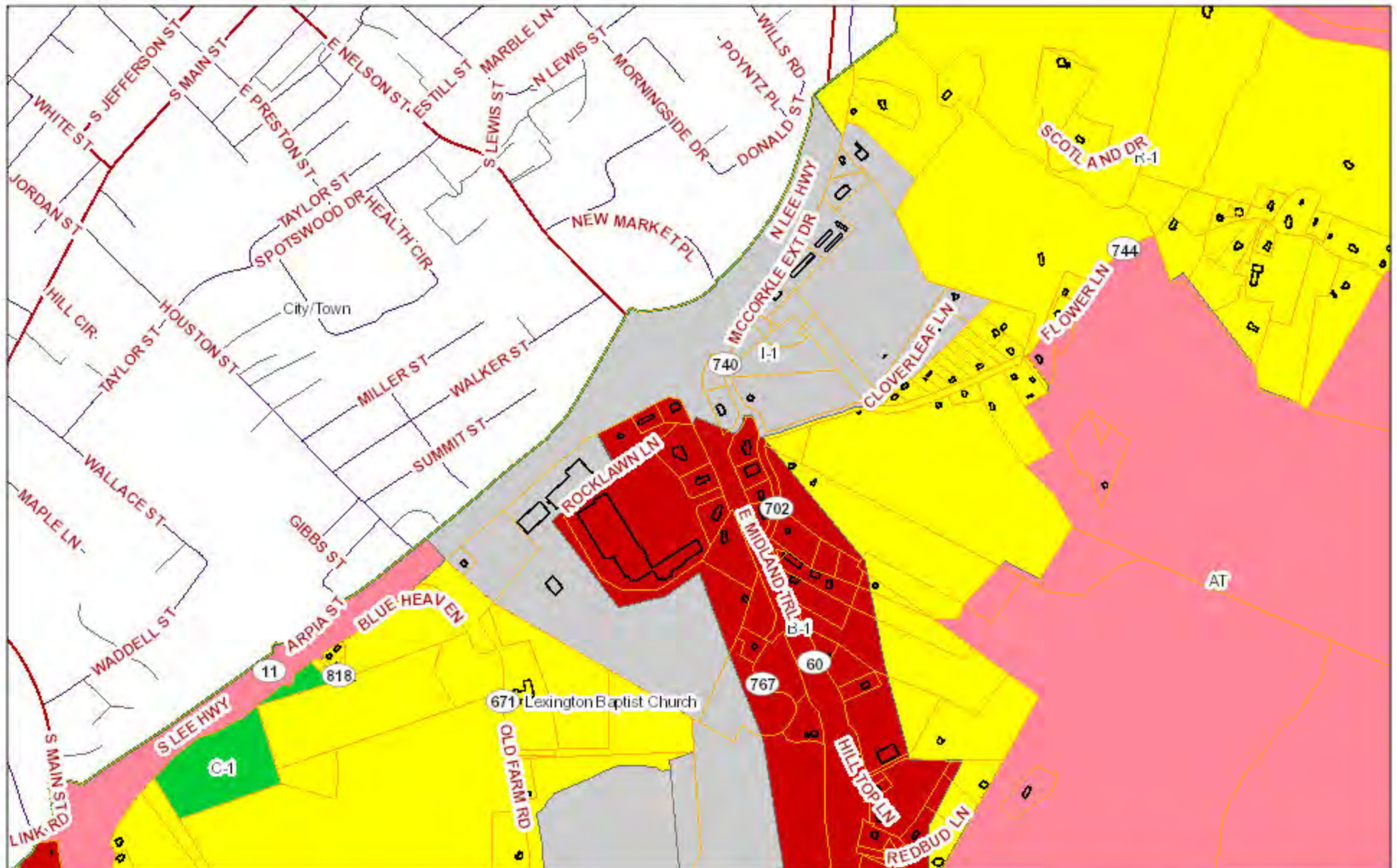
**§420-5.5. Reference to Other Standards**

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
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

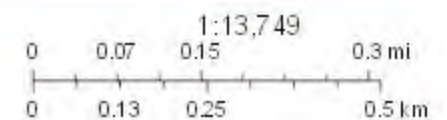


*Additional notes:*

- 1. Community Mixed Use can be renamed to something else if needed.*
- 2. The Henrico code contains design elements that we do not have experience with and may be difficult to implement.*
- 3. Not all of the Henrico code elements need to be included in our mixed use district.*



March 22, 2022



**TABLE 1. AREA AND SETBACK REQUIREMENTS**

<b>DISTRICT</b>	<b>AREA (ACRES)</b>	<b>SETBACK</b>	<b>FRONTAGE</b>	<b>SIDE</b>	<b>REAR</b>	<b>HEIGHT</b>	<b>ACCESSORY BUILDINGS</b>
C-1	N/A	N/A	N/A	25'	50'	N/A	N/A
A-1	See Notes 8 and 9	65'	175'	50'	50'	35'*	5*
A-2	See Notes 8 and 9	65'	175'	50'	50'	35'*	5*
A-T	2	65'	175'	50'	50'	35'*	5*
R-1	See Table 2	25'	100'	15'	25'	35'*	5*
R-2	See Table 2	25'	75'	10'	25'	35'*	5*
B-1	N/A	20'	N/A	20'*	20'	35'*	20'*
I-1	N/A	20'	N/A	20'*	20'	35'*	20'*

(Table 1 Amended by Ord. of 4-14-08; Table 1 Amended by Ord. of 5-27-08)

**TABLE 2. RESIDENTIAL DISTRICT- AREA REQUIREMENTS**

USE	PUBLIC WATER & SEWER	PUBLIC/PRIVATE WATER & PRIVATE DRAINFIELD
R-1	.5 ACRES	1 ACRE
R-2	.25 ACRES	N/A
MULTI FAMILY	.5 ACRES PLUS 2000 SF EACH ADDITIONAL UNIT	N/A

(Table 2 Amended by Ord. of 4-14-08)

**\* NOTES**

1. Height measured from average grade to highest point of structure. The height limit for dwellings may be increased to a maximum of 45' and up to 3 stories provided the side line setbacks are increased a minimum of one foot for each additional foot of building height over 35'.

2. The height limit for buildings (except hotels/motels) in the B-1 and I-1 Districts may be increased to 45' and up to 4 stories provided the side line setbacks are increased a minimum of one foot for each additional foot of building height over 35'. **The height limit for hotels/motels in the B-1 District may be increased to 55' and up to 5 stories provided the side line setbacks are increased a minimum of one foot for each additional foot of building height over 35'.** This limit may be increased by 75' by special exception for architectural purposes with additional setback in a 1:1 ratio.

(Note 2 Amended by Ord. of 11-22-10; Note 2 Amended by Ord. of 7-22-19)

3. A public or semi-public building such as a school, church, library, or hospital may be erected to a height of 60' from grade provided required front, side, and rear setbacks are increased one foot for each additional foot of building height over 35'.

4. Church spires, belfries, cupolas, monuments, water towers, silos, tanks, chimneys, flues, flag poles, television and radio antennae, and associated poles or towers are exempt from height requirement. Parapet walls may be erected up to 4' above building height.

(Note 4 Amended by Ord. of 4-14-08; Note 4 Amended by Ord. of 10-27-14)

5. Side yard setbacks for B-1 and I-1 Districts are applicable only when adjacent to residential or agricultural districts or corner lots, except when the building height exceeds 35'. When the building exceeds 35' in height, side line setbacks are increased a minimum of one foot for each additional foot of building height that exceeds 35'.

(Note 5 Amended by Ord. of 7-22-19)

6. Accessory buildings/structures limited to 15' at the highest point when within 20' of property lines. If over 20' from property line (15' in R-1, 10' in R-2) building/structure may be up to 35'. All accessory buildings/structures shall be less than the main building in height

except farm and industrial buildings/structures. Accessory buildings/structures shall meet the required front setback of the primary building and shall have a required minimum separation of 5' from the primary building.

(Note 6 Amended by Ord. of 4-14-08)

7. Decks, ramps, landings, garages and other structures attached to the primary structure shall meet the setbacks applicable to the primary structure except for the ordinary projection of steps, sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections are 2' or less.

8. The minimum lots size in A-1, A-2 and A-T shall be 2 acres unless approved as a clustered development pursuant to Section 712.00, Cluster Developments.

(Note 8 Added by Ord. of 4-14-08; Note 8 Amended by Ord. of 5-27-08)

9. As stated in Note 8, the minimum lot size in the A-1 and A-2 Districts shall be 2 acres. In addition, density in the A-1 and A-2 Districts is regulated by Sections 701.05 through 701.05-4, Section 712.02-1 and Tables 4 and 5.

(Note 9 Added by Ord. of 5-27-08)

# §420-4.6. Lot Requirements.

Zoning District	Lot Area	Lot Width	Building Height	Front Yard	Side Yard	Rear Yard
<b>R-1</b>	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
<b>R-2</b>	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
<b>R-M</b>	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
<b>R-LC</b>	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
<b>C-1</b>	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
<b>C-2</b>	None	None	45 feet	30 feet	30 feet when abutting a residential district	30 feet when abutting a residential district
<b>PUD</b>	3 acres		see §420-5.10			
<b>POS</b>	0 sq. ft.	0 feet	15 feet; 35 feet if ≥ 10 feet from a property line	5 feet <sup>1</sup>	5 feet <sup>1</sup>	5 feet <sup>1</sup>

<sup>1</sup>Structures 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.

## ▷ 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.

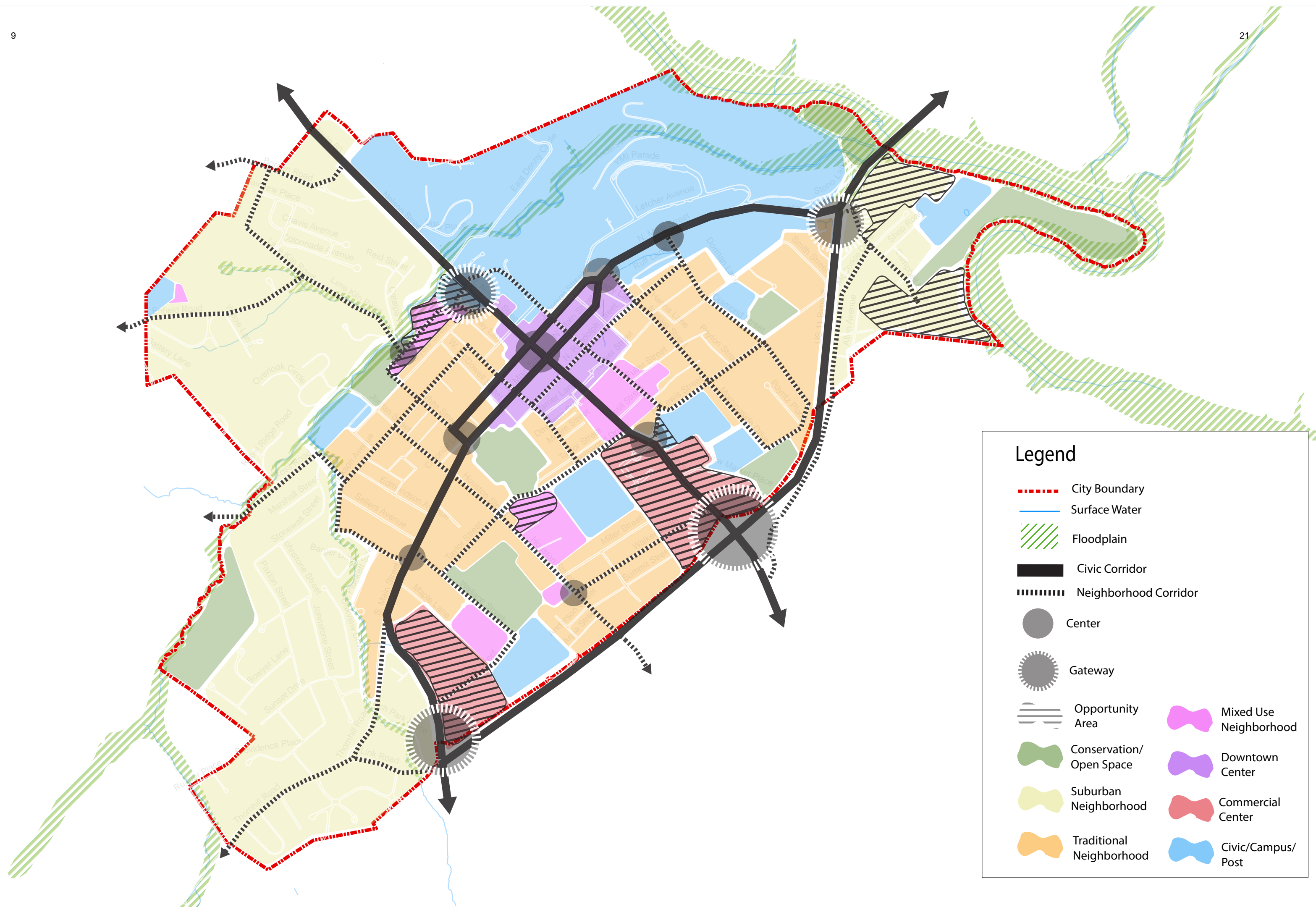
**Table 8.2 Future Land Use and Zoning**

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





### Legend

	City Boundary		
	Surface Water		
	Floodplain		
	Civic Corridor		
	Neighborhood Corridor		
	Center		
	Gateway		
	Opportunity Area		Mixed Use Neighborhood
	Conservation/Open Space		Downtown Center
	Suburban Neighborhood		Commercial Center
	Traditional Neighborhood		Civic/Campus/Post