

**LEXINGTON PLANNING COMMISSION**

**February 2, 2021 - 5:00 P.M**  
**Distance Meeting held through ZOOM**  
**300 East Washington Street, Lexington, VA 24450**

**AGENDA**

- 1. CALL TO ORDER**
  - A. statement of emergency and authority to proceed
- 2. APPROVAL OF THE AGENDA**
- 3. APPROVAL OF MINUTES**
  - A. Minutes from January 28, 2021\*
- 4. CITIZENS’ COMMENTS ON MATTERS NOT ON THE AGENDA**
- 5. NEW BUSINESS**
  - A. Annual Zoning Ordinance Amendments.
    - 1) Discussion of 7 proposed text amendments\*\*
    - 2) Public comment
    - 3) Schedule for proposed additional amendments\*
    - 4) Public comment
  - B. Planning Commission annual work plan.
    - 1) Discussion
    - 2) Public comment.
  - C. Capital Improvement Plan review and recommendation of new projects.
    - 1) Discussion\*
    - 2) Public comment.
- 6. OTHER BUSINESS**
- 7. CITY COUNCIL REPORT**
- 8. ADJOURN**

\*indicates attachment

## MINUTES

**The Lexington Planning Commission  
Thursday, January 28, 2021 – 5:00 p.m.  
Zoom Meeting – City Hall  
300 East Washington Street**

### Planning Commission:

Presiding: John Driscoll, Chair  
Present: Pat Bradley, Vice-Chair  
Leslie Straughan, Council Liaison  
Blake Shester  
Jamie Goodin-Left at 6pm  
Matt Tuchler-Left at 6:30pm

### City Staff:

Arne Glaeser, Planning Department  
Bonnie Tombarge, Administrative Assistant

### CALL TO ORDER

Chair Driscoll called the meeting to order at 5:00 p.m. A. Glaeser read a statement saying that due to the COVID-19 pandemic the City of Lexington is taking action to limit attendance at public meetings. The City Council has approved an emergency ordinance allowing all meetings to be held as real time electronic meetings streamed to the City’s Facebook page and uploaded to Youtube the following day.

### AGENDA

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

### MINUTES

Minutes from January 14, 2021 meeting were approved unanimously (L. Straughan/B. Shester)

### CITIZENS’ COMMENTS ON MATTERS NOT ON THE AGENDA

Russ Orrison – He is interested in amending the parking regulations for multi-family dwellings and the setback requirements. He is working on a new layout for Generals Retreat, and with the existing ordinance, they would need to add 200 more parking spaces to the area. He would like to reduce the current requirement from two spaces per apartment.

### NEW BUSINESS

#### A. Annual Zoning Ordinance Amendments

- 1) Discussion of 10 proposed text amendments
  - Parks and Open Space Zoning District setbacks & building height – **Commission approved this ordinance to move forward with an exception for cemeteries.**
  - Dish antennas – **Commission requested this be removed from the update list.**
  - R.V. parking clarification – **Commission approved the ordinance to move forward with updates. They specified to allow R.V.s in the**

**front of a house for up to 48 hours. R.V.s will be allowed in the side and back yards of a house indefinitely.**

- Commercial vehicle parking limitations – **Commission wanted to keep this as an option for updating, but asked for more research.**
  - Restaurant take out – **Commission put this update on hold for a year due to the emergency situation created by the pandemic.**
- 2) Public Comment – None
  - 3) Schedule for proposed additional amendments – Commission approved the recommended schedule for the amendments, and recommended that Mr. Orrison put his application in and it would be pushed to the top of the list. They also wanted the ordinances put through public hearings in two batches to separate out the more simple changes from the more complex ones.
  - 4) Public Comment – None

Commission deferred the five remaining proposed text amendments to the next Planning Commission meeting.

#### **B. Submittal of Lexington Comprehensive Plan 2040 for American Planning Association award and letter of support from the Lexington Planning Commission**

Discussion – J. Driscoll and P. Bradley decided to review the letter and submit suggestions to A. Glaeser as soon as possible. The Commission was in support of submitting the plan.

#### **OTHER BUSINESS**

None

#### **CITY COUNCIL REPORT**

L. Straughan said Council had their annual updates from all the boards. There was also a presentation from the W&L student consulting team and that covered economic uses for different properties in the City. They said there was a need to for multi-family housing in the City. There was also an unsolicited economic development proposal for the Spotswood property. They are looking at potential development of 150 apartment units, mostly studio and one bedroom units, but some two bedroom. There will be three community listening sessions in February. There was also a resolution to begin reviewing the amendments to the zoning chapters and the changes to the sidewalk chapter. There was also conversation about starting a recycling drop-off at the Public Works facilities. Glass recycling will not be included with this. There has also been an ordinance change to move the Council meeting time from 8pm to 7pm. Lastly, Council is starting to review the street renaming policy, which will most likely take several sessions to sort out.

#### **ADJOURN**

The meeting was adjourned at 6:50pm with unanimous approval (P. Bradley/B. Shester).

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J. Driscoll, Chair, Planning Commission



# Planning Commission

## LEXINGTON ANNUAL ZONING ORDINANCE TEXT AMENDMENTS 2021

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**[NOTE: ITEM 1 was reviewed during the January 28, 2020 Planning Commission meeting and amended language is shown in red.]**

## **ITEM #1 – Commercial vehicle parking limitations**

### **ISSUE:**

The City received a complaint about a food truck parked in a front yard of a parcel zoned R-1 and there are no current prohibitions or use and design standards for commercial vehicle parking in residential zoning districts. Should food trucks and other commercial vehicles be prohibited from parking in the residential zoning districts? Additional research can be completed by staff if the Planning Commission desires more information on commercial vehicles sizes and similar regulations from other Virginia jurisdictions.

### **PROPOSED LANGUAGE:**

*(none)*

### **STAFF RECOMMENDATION:**

Consider whether commercial vehicle parking in residential zoning districts should be restricted.

### **PLANNING COMMISSION RECOMMENDATION:**

Should commercial vehicle parking in residential zoning districts be restricted? Y / N































Should commercial vehicle parking in residential zoning districts be restricted only in the front yard?

Y / N

Other:

The Planning Commission requested additional information to distinguish vehicles by either gross vehicle weight or class in order to possibly determine if vehicles over a certain size should be limited in a residential zoning district.

There are eight truck classes, categorized by the gross vehicle weight rating (GVWR) that the vehicle is assigned when it is manufactured. These categories are used by the trucking industry and many government agencies to classify trucks. The picture on the following page shows examples of some of the different types of trucks that would be included in each class.

<b>Class 1 - 6,000 lbs &amp; Less</b>     Minivan    Cargo Van    SUV    Pickup Truck
<b>Class 2 - 6,001 to 10,000 lbs</b>     Minivan    Cargo Van    Full-Size Pickup    Step Van
<b>Class 3 - 10,001 to 14,000 lbs</b>     Walk-in    Box Truck    City Delivery    Heavy-Duty Pickup
<b>Class 4 - 14,001 to 16,000 lbs</b>    Large Walk-in    Box Truck    City Delivery
<b>Class 5 - 16,001 to 19,500 lbs</b>    Bucket Truck    Large Walk-in    City Delivery
<b>Class 6 - 19,501 to 26,000 lbs</b>     Beverage Truck    Single-Axle    School Bus    Rack Truck
<b>Class 7 - 26,001 to 33,000 lbs</b>     Refuse    Furniture    City Transit Bus    Truck Tractor
<b>Class 8 - 33,001 lbs &amp; Over</b>     Cement Truck    Truck Tractor    Dump Truck    Sleeper

**ITEM #2 – Bed and Breakfast increase in number of rooms**

**ISSUE:**

There is a request to consider allowing a Bed and Breakfast to rent out up to 8 bedrooms rather than the current 5 bedroom limit found in the Bed and Breakfast definition. There are several large houses on Main, Washington, and Nelson Streets where Bed and Breakfasts are currently allowed by conditional use permit in the R-1 and R-2 zoning districts, and as these houses come available for sale, it may be beneficial to allow additional rooms to be rented when the Bed and Breakfast use and design standards (see Sec. 420-11.3.2) can be met.

**PROPOSED LANGUAGE:**

**Alternative A** – increase the number of bedrooms allowed in a Bed and Breakfast

*§420-20.1 Definitions.*

***BED-AND-BREAKFAST***

*A dwelling unit occupied by the owner that provides up to ~~five~~ eight bedroom accommodations. Buildings being used as a bed-and-breakfast at the time of adoption of this chapter having more than five bedrooms and/or occupied by a resident manager rather than the owner may continue to operate with the same or a lesser number of bedrooms and/or may continue to be occupied by a resident manager rather than by the owner of the building.*

**Alternative B** – consider other zoning amendments to repurpose larger houses along major streets because their desirability for single family use is declining.

**STAFF RECOMMENDATION:**

Consider alternative uses for larger single family homes along major streets such as Main, Washington, and Nelson Streets.

**PLANNING COMMISSION RECOMMENDATION:**

Should the maximum number of bedrooms allowed in a Bed and Breakfast be increased from the current limit of 5 bedrooms up to 8 bedrooms? Y / N

Are there other suggestions for the possible utilization of large single family structures along major roadways such as Main, Washington, and Nelson Streets? Y / N

Other:



**ITEM #3 – Entry structure**

**ISSUE:**

A property owner along McLaughlin Street requested the City consider modifications to front yard setback requirements to allow an entry structure for properties in the R-LC zoning district. This type of structure would provide a unique entry to their property that contains a timber framing business and the structure itself would display their timber framing craftsmanship. The owner envisions a tall, entry structure that can be driven under and is similar to a ranch entry gate.

**PROPOSED LANGUAGE:**

*§420-4.7. Lot Requirements.*

Zoning District	Lot Area	Lot Width	Building Height	Front Yard	Side Yard	Rear Yard
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 additional foot of building height over 35 feet.	25 feet, <u>except entry structures</u>	Residential uses: 10 feet, or 20 feet for multi-family  Non-residential: 10 feet	Residential uses: 25 feet, or 40 feet for multi-family  Non-residential: 25 feet

*§420-20.1 Definitions.*

**ENTRY STRUCTURE**

A continuous wall, gate, fence or combination thereof, located contiguous to and on both sides of the main access (driveway) to the property which is designed and intended to control and/or demarcate the access to the property. A gate of the same height and materials as the adjoining fence is not an entry structure. An “entry structure” includes all walls, buttresses, guy wires, integral signs and decorative features attached thereto up to a maximum width of 30 feet on either side of the driveway centerline. (Napa County Code)

**Use and Design Standards for Entry Structure**

One entry structure may be permitted in the R-LC zoning district in connection with the primary vehicular entry to a property if it meets the following criteria.

1. No portion may be constructed within the public road right-of-way unless an encroachment permit is approved by Public Works.
2. No portion may exceed 16 feet 6 inches in height.
3. On a corner lot, no portion of an entry structure may be erected or placed in such a manner as to impede vision between a height of 2 ½ feet and 10 feet above the center lines of such

- corner lots and a line joining points along such street lines 50 feet from the point of the intersection. (Lex Z.O.)
4. Open gates and vehicles waiting for gates to open may not physically obstruct any public road.
  5. It shall not be designed so that it causes a vehicle to back onto a roadway if the entry structure is closed.
  6. The turnaround area associated with the entry structure shall not include any part of a public right-of-way.

An entry structure is differentiated from a gate in that an entry structure is greater than 7 feet high.

**STAFF RECOMMENDATION:**

Consider amendments to the R-LC zoning district requirements to allow an entry structure.

**PLANNING COMMISSION RECOMMENDATION:**

Should an entry structure be allowed in the front yard setback for properties zoned R-LC? Y / N

Should the proposed definition of an entry structure be adopted? Y / N

Should the proposed use and design standards for an entry structure be adopted? Y / N

Other:

## ITEM #4 – C-2 zoning district wall sign size calculation

### ISSUE:

There is a request to consider amending the C-2 wall sign size maximum of 25 square feet. The request states the 25 square foot limit does not consider the size of a building and does not support commercial activity.

### EXISTING LANGUAGE:

#### *§420-13.6 Sign Standards: C-2 Zoning District.*

Any business located within a C-2 zoning district shall be limited to displaying no greater than 2 square feet of signage per foot of business frontage, and in no case shall any business display greater than 50 square feet of signage per building street frontage. Individual signs shall be limited in their size and placement according to the following regulations:

Maximum Sign Dimensions: C-2 Zoning District			
Sign Type	Number	Area (Sq. Ft.)	Height (Ft.)
Window	Not limited	Lesser of 20% of window area or 6 Sq. Ft.	Not limited
Freestanding	1 per street frontage, limit 2 per lot	25	15
Projecting	1 per business per street frontage	12	No less than 9
Wall	1 per business per street frontage	25	15 ft. max. above grade level
Canopy	Permitted	Letters not more than 12 inches high.	No less than 9
Internally Illuminated	Permitted	n/a	n/a
A-Frame	1 per 30 feet of frontage	6 per side	4 feet
Painted	1 on side or rear wall	Shall not exceed 15% of that wall area	As per other standards
Temporary (freestanding, banner, or wall only) <sup>1</sup>	Not limited	8	4

### PREVIOUS LANGUAGE:

The zoning ordinance prior to the November 5, 2017 update allowed two flat wall signs in a shopping center “with a total amount of sign area computed in accordance with the following formula: two square feet of sign area for each linear foot of building frontage.”

If memory serves, the amendment in 2017 to a fixed 25 square feet per wall sign located in the C-2 zoning district may have been a reaction to the Cook-Out restaurant signs installed in 2013. A review of the extensive Cook-Out folder reveals 2 square feet of wall signage was allowed for the Cook-Out wall signs on the front and side of the restaurant building. The front of the building is 59.4 feet in length and a 118 square foot sign was allowed. The side of the building is 135 feet in length and a 174.94 square foot sign was approved.

**STAFF RECOMMENDATION:**

Consider an amendment to allow larger wall sign in the C-2 zoning district that is in relation to the size or frontage of a commercial storefront.

**PLANNING COMMISSION RECOMMENDATION:**

Should the size of a wall sign in the C-2 zoning district be greater than 25 square feet in size? Y / N

Should the wall sign size in the C-2 zoning district be determined by length of store frontage or wall area? Y / N

Other:

## ITEM #5 – Home Occupation limitations

### ISSUE:

Home occupations are allowed in the residential zoning districts in accordance with ten use and design standards found in §420-11.3.12 of the Zoning Ordinance. The current use and design standards do not limit the number of home occupations that may be allowed in a dwelling unit. It may be beneficial to clarify how many home occupations are allowed in a dwelling unit and/or to limit the maximum area that may be utilized by home occupations in a dwelling unit.

### PROPOSED LANGUAGE:

*§420-11.3. Commercial Uses.*

*12. Home Occupations.*

*All home occupations shall be subject to the following general standards:*

- A. No signs shall be permitted.*
- B. The area devoted to ~~the~~ home occupation(s) shall not exceed 25 percent of the gross floor area of the dwelling unit.*
- C. Use shall be conducted as an accessory use and shall not change the character of the dwelling unit nor have any exterior evidence of its use.*
- D. No merchandise shall be sold on the premises.*
- E. The type and volume of traffic generated by a home occupation shall be consistent with the traffic generation characteristics of other dwellings in the area.*
- F. The home occupation shall not increase the demand on water, sewer, or garbage collection services to the extent that its use combined with the residential use of the dwelling shall not be significantly higher than is normal for residential uses.*
- G. The equipment used by the home-based business and the operation of the business shall not create any noise, vibration, heat, glare, dust, odor or smoke discernible at the property lines or use or store hazardous materials in excess of quantities permitted in residential structures.*
- H. The operator of a home occupation use shall secure a City business license, and obtain a home occupation use permit.*
- I. Approval of a home occupation use shall be revocable at any time by the City because of the failure of the owner or operator of the use covered by the approval to observe all requirements of law with respect to the maintenance and conduct of the use and all conditions imposed in connection with the approval.*
- J. Approval of a home occupation use shall stand revoked, without any action by the City, if the use authorized has been intentionally abandoned, has ceased for a period of one year, has not commenced within one year of approval, or does not have a current business license.*
- K. Up to a maximum of two home occupations may be permitted for each dwelling unit.*

*§420-20.1 Definitions.***HOME OCCUPATION, CLASS A**

*An occupation conducted primarily on-site involving persons residing on the premises. Such occupations may require the use of accessory structures. No more than five clients or customers shall be allowed on the premises at any one time on a regular basis.*

**HOME OCCUPATION, CLASS B**

*An occupation conducted primarily on-site involving persons residing on the premises and not more than two (2) full or part-time outside employees. Such occupations may require the use of accessory structures or outside areas. No more than 10 clients or customers shall be allowed on the premises at any one time on a regular basis.*

**STAFF RECOMMENDATION:**

Consider a limitation of the total floor area allowed for home occupations in a dwelling unit and consider whether the number of home occupations should be limited in a dwelling unit.

**PLANNING COMMISSION RECOMMENDATION:**

Should the number of home occupations allowed in a dwelling unit be limited in number? Y / N

Should the total floor area allowed for home occupations be limited to 25 percent of the gross floor area of the dwelling unit if more than one home occupation is allowed in a dwelling unit? Y / N

Other:

**ITEM #6 – Educational Facilities, Primary/Secondary requirements**

**ISSUE:**

Are use and design standards needed for Educational Facility, Primary/Secondary such as minimum acreage, drop off/pick up area standards, etc.? Questions were raised during the public hearing process for the RAW Learning Conditional Use Permit denial for 223 Lewis Street.

**EXISTING LANGUAGE:**

§420-20.1 Definitions.

**EDUCATIONAL FACILITY, PRIMARY/SECONDARY**

A public, private or parochial school offering instruction at the elementary, junior and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.

Zoning District	R-1, Residential General	R-2, Suburban Residential	R-M, Residential Multifamily	R-LC, Residential- Light Commercial	C-1, Central Business District	C-2, General Commercial District
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*B = By-right uses, C = Conditional uses*

Use Types						
Civic						
Educational facility, College/University	C	C	C	C	C	C
Educational facility, Primary/Secondary	C	C	C	B		

**SAMPLE LANGUAGE:**

§420-11.1.6 Educational Facility, Primary/Secondary.

Additional standards in all Residential districts.

Any outdoor activity area, ball field or court, or stadium which adjoins a residential use type shall be landscaped with a minimum of one row of small evergreen trees in accordance with section 86-573 along the property line adjoining the residential use type. Where night-time lighting of such areas is proposed, large evergreen trees shall be required.

Any area constructed in conjunction with an educational facility intended for the overnight storage of buses, trucks, or large equipment which residential use type shall be landscaped with minimum of one row of small evergreen trees in accordance with section 86-573 along the property line adjoining the residential use type. Where night-time lighting of such areas is proposed large evergreen adjoins a residential use type shall provide type C buffer yard as specified in section 86-573 of this chapter. (Altavista, VA)

Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.

Parking shall be located behind the front line of the principal building.

Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking, and appearance.

The scale, massing, and building design should be compatible with the surrounding neighborhood. The structure shall be street-oriented with pedestrian entrances from the street.

Prepared by the City of Lexington Department of Planning and Development for the Planning Commission meeting on February 11, 2021

Exterior lighting shall be compatible with the surrounding neighborhood.

Effective October 1, 2000, the conditional use permit for an educational facility may authorize a maximum height of fifty (50) feet, provided that an additional five (5) feet per front, side and rear setback shall be provided for each one (1) foot of height in excess of thirty-five (35) feet. Council may consider the rural character of the area, the impact upon vistas, the building's proportionality to the site, and any factors that may reduce the impact of the proposed height. (Blacksburg, VA)

Privacy screening at least six feet tall may be required along play areas or parking lots abutting a residential lot. Such screening may be vegetative if it meets the height requirement.

Play area may be required to be fenced or walled for the safety of the children attending.

Signs. Notwithstanding other provisions to the contrary, schools may have a monument sign of up to 32 square feet in area, six feet high; and a wall sign of up to 24 square feet; both of which may be illuminated by external white light. Schools may also have directional signs as permitted by §4.6.11.C. (Charlottesville, VA)

A site plan as required by this chapter shall be submitted and approved prior to the commencement of any new construction or enlargement of an educational facility. (Salem, VA)

**STAFF RECOMMENDATION:**

Consider additional regulations for Educational Facilities to ensure their compatibility in residential zoning districts.

**PLANNING COMMISSION RECOMMENDATION:**

Should use and design standards for Educational Facility, Primary/Secondary be developed and adopted? Y / N

What are the use and design standards for Educational Facility, Primary/Secondary that should be developed and proposed to be added to the Zoning Ordinance?

Other:



## ITEM #7 – Multifamily parking calculation

### ISSUE:

The parking requirement for multi-family dwellings, large capacity dwellings, and group homes is “2 for each dwelling unit or 1 per bedroom, whichever is greater.” Should a one bedroom dwelling unit be required to provide 2 off street parking spaces?

### EXISTING LANGUAGE:

*Article XII. Off-Street Parking and Loading Requirements*

*§420-12.8. Schedule of required spaces.*

<i>Use</i>	<i>Parking Spaces Required</i>
<i>Multi-family dwelling, large capacity dwelling, and group home</i>	<i>2 for each dwelling unit or 1 per bedroom, whichever is greater</i>

### STAFF RECOMMENDATION:

Consider amendment to the multi-family dwelling parking requirement to provide only one off-street parking space for a one bedroom dwelling unit.

Staff notes a zoning text amendment application was submitted on 2/3/2021 to consider a more comprehensive amendment to the multi-family parking requirement separate from the annual text amendments. Staff recommends the Planning Commission continue with consideration of the amendment for 1 bedroom dwellings and track progress of the separate amendment. The 1 bedroom amendment can be withdrawn if the separate amendment that is on a faster review and approval schedule addresses the 1 bedroom parking penalty.

### PLANNING COMMISSION RECOMMENDATION:

Should the multi-family parking requirement be reduced to require only one off-street parking space for a one bedroom dwelling? Y / N

Other:

**Background Documents for the February 11, 2021 Planning Commission discussion regarding proposed Zoning Text Amendments (or you may refer to your copy of the Lexington Zoning Ordinance)**

Zoning Districts Map can be found at

<https://lexingtongis.timmons.com/#/mwl?zoom=15&location=-79.446361 37.783426>

*Article XI. Use and Design Standards.*

*§420-11.3. Commercial Uses.*

(for item # 2 in the proposed text amendments)

2. *Bed-and-breakfast.*

*Bed-and-breakfasts shall be subject to the following minimum standards:*

- A. *The operator shall hold a valid business license from the City and, where applicable, a permit from the Department of Health.*
- B. *A registration book must be maintained for one year and be made available for review by the City upon request.*
- C. *Every room occupied for sleeping purposes shall comply with Uniform Statewide Building Code.*
- D. *Signage must comply with Article XIII of this chapter.*
- E. *No changes shall be made to the building exterior that would detract from its appearance as a family dwelling.*
- F. *Off-street parking shall be provided in compliance with Article XII of this chapter. The physical and aesthetic impact of required off-street parking shall not be detrimental to the existing character of the house and lot or to the surrounding neighborhood.*
- G. *Bed-and-breakfasts shall only be permitted in existing structures and may not increase the size of the structure, including accessory structures, by more than 25% of the original square footage. Any additions or modifications shall be residential in appearance and compatible with the original structure and surrounding structures and the overall footprint of the structure, and parking shall not be excessive for the size and shape of the lot.*
- H. *Landscaping, buffers and/or fences shall be in compliance with Article XIV of this chapter.*
- I. *Bed-and-breakfasts are to be integrated into the residential fabric of the neighborhood in which they are located. A proposed bed-and-breakfast should not affect the integrity or character of the single-family residential neighborhood for which it is proposed.*
- J. *Off-street parking shall be screened from surrounding family residences by landscaping or fencing which is compatible with the neighborhood.*

- K. Existing structures and landscaping determined to contribute to the character of the neighborhood shall not be removed.
- L. Guest rooms shall not have cooking facilities.
- M. The maximum stay for a guest shall be 14 days.
- N. Bed-and-breakfast establishments are permitted solely to provide lodging and breakfast accommodations. Additional activities, including receptions, parties and other events, are not permitted unless specifically authorized by the conditional use permit. Authorization for additional activities will be based on the suitability of the house and property for hosting such events. Specific consideration will be given to the floor plan of the house, the proximity of the house to neighboring houses, the size of the lot, provisions to buffer the effects of such activities from adjacent property and the ability to provide parking for such events.
- O. Bed-and-breakfast establishments must be occupied by the owner.
- P. In R-1, B&B's may only be located along Main, Washington, and Nelson Streets by CUP.
- Q. In R-2, B&B's may only be located along South Main Street by CUP.

**Samples of use and design standards for educational facility** **1/21/2021**  
(for item #6 in the proposed text amendments)

**Altavista, VA**

Sec. 86-476. - Educational facility primary/secondary.

(a) *General standards:*

- (1) Any outdoor activity area, ball field or court, or stadium which adjoins a residential use type shall be landscaped with a minimum of one row of small evergreen trees in accordance with section 86-573 along the property line adjoining the residential use type. Where night-time lighting of such areas is proposed, large evergreen trees shall be required.
- (2) Any area constructed in conjunction with an educational facility intended for the overnight storage of buses, trucks, or large equipment which residential use type shall be landscaped with minimum of one row of small evergreen trees in accordance with section 86-573 along the property line adjoining the residential use type. Where night-time lighting of such areas is proposed large evergreen adjoins a residential use type shall provide type C buffer yard as specified in section 86-573 of this chapter.

(Ord. of 10-11-2011(3), § 2)

**Town of Blacksburg**

Sec. 4313 - Education facilities, primary/secondary.

(a) *General standards:*

- (1) Any outdoor activity area, swimming pool, or ball field or court which adjoins a residential zoning district shall have a type C buffer yard. Where exterior lighting of such areas is proposed, large evergreen trees shall be required in a location appropriate to screen adjoining residences.
  - (2) A type B buffer yard shall be provided in yards adjacent to a R-4, R-5, OTR, PR, RR1 or RR2 zoning district.
  - (3) Any area constructed in conjunction with an educational facility intended for the overnight storage of school buses which adjoins a residential zoning district shall provide a type C buffer yard meeting the specifications of Article V, Division 3 of this ordinance [Appendix].
  - (4) Minimum lot size: One (1) acre for the first thirty-five (35) students. Each additional student will require an additional one thousand (1,000) square feet, but no school site will be required to exceed five (5) acres.
  - (5) Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
- (b) Additional standards in the RR1, R-4, R-5, and OTR zoning districts.
- (1) Minimum side setback for new structures: Thirty (30) feet.
  - (2) Parking shall be located behind the front line of the principal building. Town Council may grant a special exception to this requirement as authorized by Section 1112.
  - (3) Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking, and appearance.
  - (4) The scale, massing, and building design should be compatible with the surrounding neighborhood. The structure shall be street-oriented with pedestrian entrances from the street.
  - (5) Exterior lighting shall be compatible with the surrounding neighborhood.
- (c) Additional standards in the RR1 zoning district:
- (1) The height of any educational facility for which a conditional use permit was granted on or before May 31, 2000, may be a maximum of fifty (50) feet, provided that additional front, side, and rear setbacks of five (5) feet per each foot of height over thirty-five (35) feet shall be provided.
  - (2) Effective October 1, 2000, the conditional use permit for an educational facility may authorize a maximum height of fifty (50) feet, provided that an additional five (5) feet per front, side and rear setback shall be provided for each one (1) foot of height in excess of thirty-five (35) feet. Council may consider the rural character of the area, the impact upon vistas, the building's proportionality to the site, and any factors that may reduce the impact of the proposed height.
- (d) Additional standards in the MXD, DC and GC zoning districts: Parking shall be located behind the front line of the principal building. Town Council may grant a special exception to this requirement as authorized by Section 1112.

(Ord. No. 1215, § 34, 5-11-99; Ord. No. 1247, § 13, 9-12-00; Ord. No. 1308, § 15, 8-13-02; Ord. No. 1339, § 27, 9-9-03; Ord. No. 1439, 4-10-07; Ord. No. 1513, § 1, 4-14-09; Ord. No. 1680, § 1, 5-14-13; Am. Ord. No. [1900](#), § 1, 9-12-19)

## Charlottesville, VA

### §3.5.2 Public, civic and institutional use standards

H. Schools, elementary, middle or high 1. Purpose These standards are intended to protect health and safety, to protect neighboring uses from nuisances occasioned by traffic, number of children present, noise, or type of physical activity, and to provide for adequate off-street parking. No provision of §3.5.2.H shall be construed to conflict with any state school requirements. 2. Screening requirements Privacy screening at least six feet tall may be required along play areas or parking lots abutting a residential lot. Such screening may be vegetative if it meets the height requirement. Play area may be required to be fenced or walled for the safety of the children attending. These requirements shall not be construed to permit fences or walls, which may be prohibited by other sections of this chapter. 3. Additional provisions for schools in RT-6, RT and RMF districts (a) In the RT-6, RT and RMF districts, a school may not be located in one or more of the units designed and built to rent or sell as dwelling units. (b) A school shall not be located directly above or below any dwelling unit, and shall not share a party wall with any dwelling unit. (c) A school shall have direct access to the out-of-doors, which access shall not be through any hall, foyer, or vestibule serving as entrance or exit for any purpose other than the school entrance and exit. More than one exit may be required for emergency use. (d) Play areas shall be completely fenced or walled. 4. Signs Notwithstanding other provisions to the contrary, schools may have a monument sign of up to 32 square feet in area, six feet high; and a wall sign of up to 24 square feet; both of which may be illuminated by external white light. Schools may also have directional signs as permitted by §4.6.11.C.

## **Salem, VA**

Sec. 106-306.5. - Educational facilities, college and university.

### (A) General standards:

1. A site plan as required by this chapter shall be submitted and approved prior to the commencement of any new construction or enlargement of an educational facility. The administrator may waive this site plan requirement if the total increase in the impervious area resulting from this construction or enlargement is less than 3,000 square feet.
2. Screening and buffering for educational facilities shall be provided as required by the provisions found in section 106-402 of this chapter.

### (B) Standards in the DBD District:

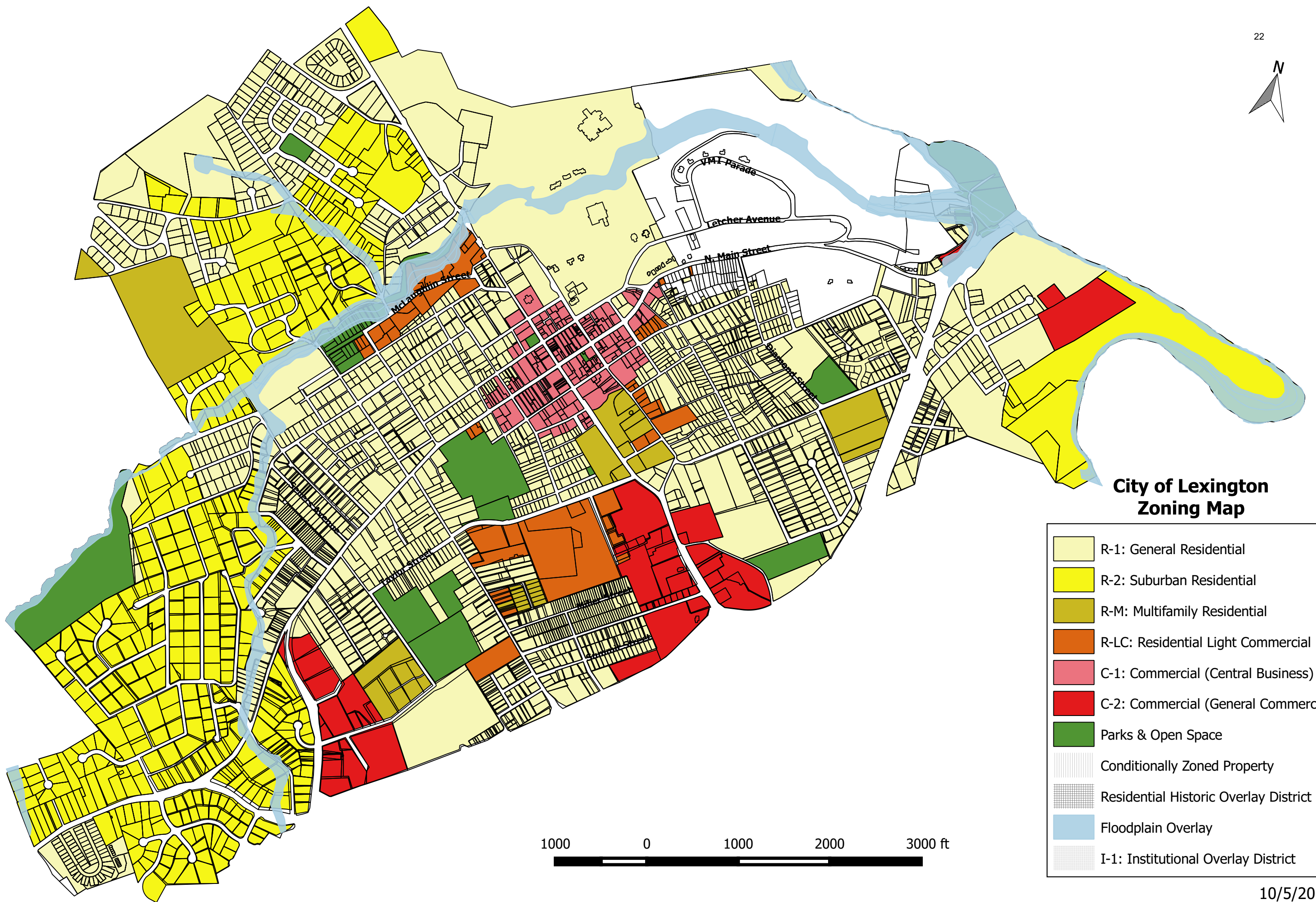
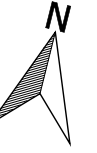
1. Educational facilities, college/university shall be allowed only on floors above the ground floor and in the same structure as a commercial use type except for parcels fronting Clay Street between Thompson Memorial Avenue and North Market Street. These parcels may allow educational facilities, college/university on any floor.
2. The commercial use type must occupy at least the first floor of the structure, and should be configured to be pedestrian friendly.

### (C) Standards in the CUD District:












1. Educational facility buildings shall be setback a minimum of 30 feet from any street, and shall be setback a minimum of ten feet from adjoining property lines.
2. Educational facility buildings shall have a maximum height of 45 feet. However, this maximum height may be increased up to a maximum height of 70 feet provided the minimum setback of the building is increased by one foot for each foot of additional height above 45 feet.

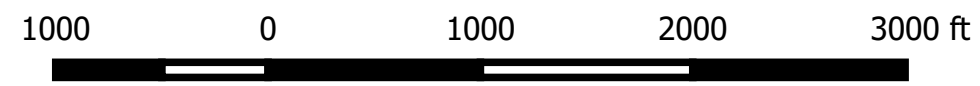
(Ord. of 3-14-05(2); Ord. of 1-23-2017(2))

Prepared by the City of Lexington Department of Planning and Development for the Planning Commission meeting on February 11, 2021



### City of Lexington Zoning Map

	R-1: General Residential
	R-2: Suburban Residential
	R-M: Multifamily Residential
	R-LC: Residential Light Commercial
	C-1: Commercial (Central Business)
	C-2: Commercial (General Commerce)
	Parks & Open Space
	Conditionally Zoned Property
	Residential Historic Overlay District
	Floodplain Overlay
	I-1: Institutional Overlay District



## Organization Table for Zoning Ordinance Amendments ZOA 2021-01

Category	#	Zoning Amendment	PC Meeting					
			11.12.20	12.10.20	1.14.21	1.28.21	2.11.21	2.25.21
Lot Req.s Table	1	setbacks for P-OS			x	x		
	2	R-M & R-LC rear yard setbacks			x			
Land Use Matrix	3	Multi-family dwellings (C-1 & C-2)			x			
Definitions	4	Sign (commercial vs community event)			x			
	5	inoperable motor vehicle	x	x				
	6	ground level	x	x				
	7	warehousing & distribution	x		x			
	8	architectural lighting	x	x				
	9	take-out restaurant (postponed)			x	x		
	10	family (deleted)	x					
Use & Design Standards	11	accessory dwelling units						
	12	educational facilities primary/secondary				x	x	
	13	home occupation limitations				x	x	
	14	remove sunset provision STR			x			
	15	off-street parking CUP for STR			x			
	16	B&B increase max number of rooms			x	x	x	
	17	small cell facilities						
	18	dish antenna (deleted)			x	x		
	19	R.V. parking			x	x		
	20	commercial vehicles			x	x	x	
Other	21	site plans posted to website			x			
	22	entry structure/gate				x	x	
	23	wall sign size C-2				x	x	
	24	multi-family parking calculation					x	
	25	Planned Unit Development						
	26	cottage housing						

<b>Category</b>	<b>#</b>	<b>Zoning Amendment</b>	<b>11.12.20</b>	<b>12.10.20</b>	<b>1.14.21</b>	<b>1.28.21</b>	<b>2.11.21</b>	<b>2.25.21</b>
Additional proposals	27	setback exemptions						public hearing
	28	parking calculations multi-family						public hearing
	29	density (may not be necessary)						



# FY 2022 - 2026 DRAFT CIP

Pg #	CIP#	Project Title	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Not Yet Programmed	Total
N-1	GF-15	CAMA Software for Commissioner of the Revenue	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000
		<b>Category Total</b>	<b>\$ 140,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 140,000</b>
		<b>Fire Department</b>							
21-1	GF-150	HVAC Upgrades	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
22-1	GF-151	Confined Space Communications Equipment	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
23-1	GF-152	Rescue Struts	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
		eDraulic Rescue Tools	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,000	\$ 26,000
		<b>Category Total</b>	<b>\$ 55,000</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,000</b>	<b>\$ 111,000</b>
		<b>Bridges</b>							
N-2	GF-25	Route 11 Bridge Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,724,029	\$ 5,724,029
22-2	GF-27	Diamond St. Bridge Repairs	\$ -	\$ -	\$ 84,475	\$ -	\$ -	\$ -	\$ 84,475
25-1	GF-31	Moses Mill Rd. (Mill Race) Bridge Repairs	\$ -	\$ -	\$ -	\$ 187,768	\$ -	\$ -	\$ 187,768
N-3	GF-33	Rebel Ridge Rd. Bridge Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,406	\$ 256,406
21-2	GF-35	Ross Rd. Bridge Repairs	\$ 343,676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343,676
N-4	GF-37	Route 60 (Woods Creek) Bridge Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,852,000	\$ 7,852,000
N-5	GF-153	Route 60 (Woods Creek) Bridge Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,342,720	\$ 1,342,720
N-6	GF-41	Thornhill Rd. (Sarah's Run) Bridge Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241,330	\$ 241,330
25-2	GF-43	Thornhill Rd. (Unnamed Tributary) Bridge Repairs	\$ -	\$ -	\$ -	\$ 210,190	\$ -	\$ -	\$ 210,190
22-3	GF-45	Welch Park Rd. Bridge Replacement	\$ -	\$ 975,757	\$ -	\$ -	\$ -	\$ -	\$ 975,757
		Less: VDOT Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (13,576,029)	\$ -
		<b>Category Total</b>	<b>\$ 343,676</b>	<b>\$ 975,757</b>	<b>\$ 84,475</b>	<b>\$ 397,958</b>	<b>\$ -</b>	<b>\$ 1,840,456</b>	<b>\$ 3,642,322</b>
		<b>Streets, Parking, and Sidewalks</b>							
21-3	GF-49	Downtown Enhancement Plan	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 100,000
21-4	GF-51	Sidewalk Repairs- City-wide	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ -	\$ 175,000
21-5	GF-53	Street Resurfacing- City-wide	\$ 190,000	\$ 300,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 940,000
N-7	GF-57	McCrum's Parking Lot	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271,248	\$ 271,248
N-8	GF-61	Swimming Pool Parking Lot Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,829	\$ 209,829
N-9	GF-67	Estill St. Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187,397	\$ 187,397
N-10	GF-69	Wayfinding Signage Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,183	\$ 405,183
22-4	GF-127	North Main St. Entry Complete Street Entry Corridor	\$ -	\$ 2,845,557	\$ -	\$ -	\$ -	\$ -	\$ 2,845,557
25-3	CF-147	Lime Kiln & McLaughlin Intersection Improvements	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
25-4	GF-154	Repave City Hall Parking Lot	\$ -	\$ -	\$ -	\$ 67,000	\$ -	\$ -	\$ 67,000
		<b>Sub-total</b>	<b>\$ 250,000</b>	<b>\$ 3,180,557</b>	<b>\$ 185,000</b>	<b>\$ 337,000</b>	<b>\$ 210,000</b>	<b>\$ 1,073,657</b>	<b>\$ 5,236,214</b>
		Less: VDOT Funding	\$ -	\$ (2,845,557)	\$ -	\$ (60,000)	\$ -	\$ -	\$ (2,905,557)
		<b>Category Total</b>	<b>\$ 250,000</b>	<b>\$ 335,000</b>	<b>\$ 185,000</b>	<b>\$ 277,000</b>	<b>\$ 210,000</b>	<b>\$ 1,073,657</b>	<b>\$ 2,330,657</b>
		<b>Municipal Facilities</b>							
22-5	GF-71	School Maintenance	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 30,000
22-6	GF-77	City Hall Renovations & Improvements	\$ -	\$ 100,000	\$ 339,950	\$ 3,399,500	\$ -	\$ -	\$ 3,839,450
N-11	GF-81	Public Works Complex	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,298,892	\$ 7,298,892
N-12	GF-105	Replace Piovano Building Emergency Generator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,132	\$ 37,132
21-6	GF-132	City Pool Improvements	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 75,000
		<b>Category Total</b>	<b>\$ 15,000</b>	<b>\$ 125,000</b>	<b>\$ 364,950</b>	<b>\$ 3,414,500</b>	<b>\$ 25,000</b>	<b>\$ 7,336,023</b>	<b>\$ 11,280,473</b>

Pg #	CIP#	Project Title	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Not Yet Programmed	Total
		<b><u>Parks &amp; Cemeteries</u></b>							
N-13	GF-85	Oak Grove Cemetery Office Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,820	\$ 96,820
21-7	GF-87	Parks & Playgrounds Upgrades	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 45,000
		<b>Sub-total</b>	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ 96,820	\$ 141,820
		Less: From Cemetery Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (96,820)	\$ (96,820)
		<b>Category Total</b>	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 45,000
		<b><u>Stormwater Projects &amp; Dam Maintenance</u></b>							
21-8	GF-122	Stormwater Improvements	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 125,000
N-14	GF-99	Alum Springs Rd. Drainage Improvements	\$ 33,840	\$ 253,815	\$ -	\$ -	\$ -	\$ -	\$ 287,655
N-15	GF-155	Enfield Road Drainage Improvements – Phase 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 530,000	\$ 530,000
25-5	GF-156	Randolph/ Henry St. Stormwater Project	\$ -	\$ -	\$ -	\$ 135,000	\$ 1,400,000	\$ -	\$ 1,535,000
		Lime Kiln and McLaughlin Pedestrian/ Drainage Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,200	\$ 90,200
		Stormwater System Inventory and Capacity Analysis	\$ 126,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,653
		Moore's Creek Dam Crest Modifications	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000
		<b>Category Total</b>	\$ 295,493	\$ 278,815	\$ 25,000	\$ 160,000	\$ 1,425,000	\$ 620,200	\$ 2,804,508
		<b><u>High school Projects</u></b>							
		Repair of Stadium Concrete	\$ 25,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,725
22-7	GF-135	Aux. Gym- RCHS	\$ -	\$ -	\$ 552,230	\$ -	\$ -	\$ -	\$ 552,230
22-8	GF-136	RCHS Concessions & Restrooms Facility	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ 80,000
23-2	GF-137	Football, Baseball, Tennis Lighting	\$ -	\$ -	\$ -	\$ 56,000	\$ -	\$ -	\$ 56,000
23-3	GF-138	Tennis Court Expansion	\$ -	\$ -	\$ -	\$ 32,000	\$ -	\$ -	\$ 32,000
23-4	GF-139	Paving Junior Parking Lot- RCHS	\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ 16,000
N-16	GF 140	Rerouting Bus Pickup Lane/New Road/Sidewalk- RCHS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,474	\$ 21,474
N-17	GF 141	Fieldhouse w/ Locker Room	\$ -	\$ -	\$ -	\$ 471,775	\$ -	\$ -	\$ 471,775
N-18	GF 142	Additional Stadium Seating	\$ -	\$ 17,150	\$ -	\$ 16,000	\$ -	\$ -	\$ 33,150
N-19	GF-143	Field Turf at Stadium	\$ -	\$ -	\$ -	\$ 160,000	\$ -	\$ -	\$ 160,000
N-20	GF-144	Sprinkling System for Stadium Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800	\$ 4,800
N-21	GF-145	Sprinkler System Under Canopy Replaced	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400	\$ 2,400
N-22	GF-146	Remodel Weight Room	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000
21-10	GF-148	Unspecified Projects at High School	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000	\$ -	\$ 90,000
		<b>Sub-total</b>	\$ 35,725	\$ 27,150	\$ 562,230	\$ 841,775	\$ 50,000	\$ 32,674	\$ 1,549,554
		From School Fund	\$ (35,725)	\$ -	\$ (235,957)	\$ -	\$ -	\$ -	\$ (271,682)
		<b>Category Total</b>	\$ -	\$ 27,150	\$ 326,273	\$ 841,775	\$ 50,000	\$ 32,674	\$ 1,277,872
		<b><u>Funding Sources</u></b>							
		VDOT	\$ -	\$ 2,845,557	\$ -	\$ 60,000	\$ -	\$ 13,576,029	\$ 16,481,586
		Cemetery Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,820	\$ 96,820
		School Fund	\$ 35,725	\$ -	\$ 235,957	\$ -	\$ -	\$ -	\$ 271,682
		General Fund	\$ 1,114,169	\$ 1,771,722	\$ 1,000,698	\$ 5,091,233	\$ 1,725,000	\$ 10,929,010	\$ 21,631,832
		<b>Total</b>	\$ 1,149,894	\$ 4,617,279	\$ 1,236,655	\$ 5,151,233	\$ 1,725,000	\$ 24,601,859	\$ 38,481,920

Denotes new project

Denotes updated project cost

**City of Lexington  
Capital Improvement Plan- General Fund  
FY 2022**

Page #	CIP #	Project Title	FY 21/22	Subtotals
		<b><u>Technology</u></b>		
N-1	GF-15	CAMA Software for Commisioner of the Revenue	\$ 140,000	\$ 140,000
		<b><u>Fire Department</u></b>		
21-1	GF-150	HVAC Upgrades	\$ 30,000	
22-1	GF-151	Confined Space Communications Equipment	\$ 25,000	\$ 55,000
		<b><u>Bridges</u></b>		
21-2	GF-35	Ross Rd. Bridge Repairs	\$ 343,676	\$ 343,676
		<b><u>Streets, Parking, and Sidewalks</u></b>		
21-3	GF-49	Downtown Enhancement Plan	\$ 25,000	
21-4	GF-49	Sidewalk Repairs- City-wide	\$ 35,000	
21-5	GF-49	Street Resurfacing- City-wide	\$ 190,000	\$ 250,000
		<b><u>Municipal Facilities</u></b>		
21-6	GF-132	City Pool Improvements	\$ 15,000	\$ 15,000
		<b><u>Parks &amp; Cemeteries</u></b>		
21-7	GF-87	Parks & Playgrounds Upgrades	\$ 15,000	\$ 15,000
		<b><u>Stormwater</u></b>		
21-8	GF-122	Stormwater Improvements	\$ 25,000	
N-14	GF-99	Alum Springs Rd. Drainage Improvements	\$ 33,840	
		Stormwater System Inventory and Capacity Analysis	\$ 126,653	
		Moore's Creek Dam Crest Modifications	\$ 110,000	\$ 295,493
		<b><u>High School</u></b>		
		Repair of Stadium Concrete	\$ 25,725	
21-10	GF-148	Unspecified Projects at High School	\$ 10,000	\$ 35,725
		<b>Total</b>		\$ 1,149,894
		<b><u>Funding Sources</u></b>		
		VDOT	\$ -	
		School Fund	\$ 35,725	
		General Fund	\$ 1,114,169	
		<b>Total</b>	\$ 1,149,894	

Denotes new project

Denotes updated project cost

**City of Lexington  
Capital Improvement Plan- General Fund  
FY 2023**

Page #	CIP #	Project Title	FY22/23	Subtotals
		<b><u>Fire Department</u></b>		
23-1	GF-152	Rescue Struts	\$ 30,000	\$ 30,000
		<b><u>Bridges</u></b>		
22-3	GF-45	Welch Park Rd. Bridge Replacement	\$ 975,757	\$ 975,757
		<b><u>Streets, Parking, and Sidewalks</u></b>		
21-4	GF-51	Sidewalk Repairs- City-wide	\$ 35,000	
21-5	GF-53	Street Resurfacing- City-wide	\$ 300,000	
22-3	GF-127	North Main St. Entry Complete Street Entry Corridor	\$ 2,845,557	\$ 3,180,557
		<b><u>Municipal Facilities</u></b>		
22-5	GF-71	School Maintenance	\$ 10,000	
22-6	GF-77	City Hall Renovations & Improvements	\$ 100,000	
21-6	GF-132	City Pool Improvements	\$ 15,000	\$ 125,000
		<b><u>Stormwater</u></b>		
21-8	GF-122	Stormwater Improvements	\$ 25,000	
N-14	GF-99	Alum Springs Rd. Drainage Improvements	\$ 253,815	\$ 278,815
		<b><u>High School</u></b>		
N-18	GF 142	Additional Stadium Seating	\$ 17,150	
21-10	GF-148	Unspecified Projects at High School	\$ 10,000	\$ 27,150
		<b><u>Total</u></b>		\$ 4,617,279
		<b><u>Funding Sources</u></b>		
		VDOT	\$ 2,845,557	
		School Fund	\$ -	
		General Fund	\$ 1,771,722	
		Total	\$ 4,617,279	

Denotes updated project cost

**City of Lexington  
Capital Improvement Plan- General Fund  
FY 2024**

Page #	CIP #	Project Title	FY23/24	Subtotals
		<b><u>Bridges</u></b>		
22-2	GF-27	Diamond St. Bridge Repairs	\$ 84,475	\$ 84,475
		<b><u>Streets, Parking, and Sidewalks</u></b>		
21-3	GF-49	Downtown Enhancement Plan	\$ 25,000	
21-4	GF-51	Sidewalk Repairs- City-wide	\$ 35,000	
21-5	GF-53	Street Resurfacing- City-wide	\$ 150,000	\$ 185,000
		<b><u>Municipal Facilities</u></b>		
22-6	GF-77	City Hall Renovations & Improvements	\$ 339,950	
22-5	GF-71	School Maintenance	\$ 10,000	
21-6	GF-132	City Pool Improvements	\$ 15,000	\$ 364,950
		<b><u>Parks &amp; Cemeteries</u></b>		
21-7	GF-87	Parks & Playgrounds Upgrades	\$ 15,000	\$ 15,000
		<b><u>Stormwater</u></b>		
21-8	GF-122	Stormwater Improvements	\$ 25,000	\$ 25,000
		<b><u>High School</u></b>		
22-7	GF-135	Aux. Gym- RCHS	\$ 552,230	
21-10	GF-148	Unspecified Projects at High School	\$ 10,000	\$ 562,230
		<b><u>Total</u></b>		\$ 1,236,655
		<b><u>Funding Sources</u></b>		
		VDOT	\$ -	
		School Fund	\$ 235,957	
		General Fund	\$ 1,000,698	
		Total	\$ 1,236,655	

Denotes updated project cost

**City of Lexington  
Capital Improvement Plan- General Fund  
FY 2025**

Page #	CIP #	Project Title	FY24/25	Subtotals
		<b><u>Bridges</u></b>		
25-1	GF-31	Moses Mill Rd. (Mill Race) Bridge Repairs	\$ 187,768	
25-2	GF-43	Thornhill Rd. (Unnamed Tributary) Bridge Repairs	\$ 210,190	\$ 397,958
		<b><u>Streets, Parking, and Sidewalks</u></b>		
21-3	GF-49	Downtown Enhancement Plan	\$ 25,000	
21-4	GF-51	Sidewalk Repairs- City-wide	\$ 35,000	
21-5	GF-53	Street Resurfacing- City-wide	\$ 150,000	
25-3	CF-147	Lime Kiln & McLaughlin Intersection Improvements	\$ 60,000	
25-4	GF-154	Repave City Hall Parking Lot	\$ 67,000	\$ 337,000
		<b><u>Municipal Facilities</u></b>		
22-6	GF-77	City Hall Renovations & Improvements	\$ 3,399,500	
21-6	GF-132	City Pool Improvements	\$ 15,000	\$ 3,414,500
		<b><u>Stormwater</u></b>		
21-8	GF-122	Stormwater Improvements	\$ 25,000	
25-5	GF-156	Randolph/ Henry St. Stormwater Project	\$ 135,000	\$ 160,000
		<b><u>High School</u></b>		
22-8	GF-136	RCHS Concessions & Restrooms Facility	\$ 80,000	
23-2	GF-137	Football, Baseball, Tennis Lighting	\$ 56,000	
23-3	GF-138	Tennis Court Expansion	\$ 32,000	
23-4	GF-139	Paving Junior Parking Lot- RCHS	\$ 16,000	
N-17	GF 141	Fieldhouse w/ Locker Room	\$ 471,775	
N-18	GF 142	Additional Stadium Seating	\$ 16,000	
N-19	GF-143	Field Turf at Stadium	\$ 160,000	
21-10	GF-148	Unspecified Projects at High School	\$ 10,000	\$ 841,775
		<b><u>Total</u></b>		\$ 5,151,233
		<b><u>Funding Sources</u></b>		
		VDOT	\$ 60,000	
		Cemetery Fund	\$ -	
		General Fund	\$ 5,091,233	
		Total	\$ 5,151,233	

Denotes updated project cost

**City of Lexington  
Capital Improvement Plan- General Fund  
FY 2026**

Page #	CIP #	Project Title	FY 25/26	Subtotals
		<b><u>Streets, Parking, and Sidewalks</u></b>		
21-3	GF-49	Downtown Enhancement Plan	\$ 25,000	
21-4	GF-49	Sidewalk Repairs- City-wide	\$ 35,000	
21-5	GF-49	Street Resurfacing- City-wide	\$ 150,000	\$ 210,000
		<b><u>Municipal Facilities</u></b>		
22-5	GF-71	School Maintenance	\$ 10,000	
21-6	GF-132	City Pool Improvements	\$ 15,000	\$ 25,000
		<b><u>Parks &amp; Cemeteries</u></b>		
21-7	GF-87	Parks & Playgrounds Upgrades	\$ 15,000	\$ 15,000
		<b><u>Stormwater</u></b>		
21-8	GF-122	Stormwater Improvements	\$ 25,000	
25-5	GF-156	Randolph/ Henry St. Stormwater Project	\$ 1,400,000	\$ 1,425,000
		<b><u>High School</u></b>		
21-10	GF-148	Unspecified Projects at High School	\$ 50,000	\$ 50,000
		Total		\$ 1,725,000
		<b><u>Funding Sources</u></b>		
		VDOT	\$ -	
		Cemetery Fund	\$ -	
		General Fund	\$ 1,725,000	
		Total	\$ 1,725,000	

Denotes updated project cost

**City of Lexington  
Capital Improvement Plan- General Fund  
Unprogrammed**

Page #	CIP #	Project Title	Not Yet Programmed	Subtotals
		<b>Fire Department</b>		
		eDraulic Rescue Tools	\$ 26,000	\$ 26,000
		<b>Bridges</b>		
N-2	GF-25	Route 11 Bridge Replacement	\$ 5,724,029	
N-3	GF-33	Rebel Ridge Rd. Bridge Repairs	\$ 256,406	
N-4	GF-37	Route 60 (Woods Creek) Bridge Replacement	\$ 7,852,000	
N-5	GF-153	Route 60 (Woods Creek) Bridge Repair	\$ 1,342,720	
N-6	GF-41	Thornhill Rd. (Sarah's Run) Bridge Repairs	\$ 241,330	\$ 15,416,485
		<b>Streets, Parking, and Sidewalks</b>		
N-7	GF-57	McCrum's Parking Lot	\$ 271,248	
N-8	GF-61	Swimming Pool Parking Lot Repairs	\$ 209,829	
N-9	GF-67	Estill St. Improvements	\$ 187,397	
N-10	GF-69	Wayfinding Signage Program	\$ 405,183	\$ 1,073,657
		<b>Municipal Facilities</b>		
N-11	GF-81	Public Works Complex	\$ 7,298,892	
N-12	GF-105	Replace Piovano Building Emergency Generator	\$ 37,132	\$ 7,336,023
		<b>Parks &amp; Cemeteries</b>		
N-13	GF-85	Oak Grove Cemetery Office Improvements	\$ 96,820	\$ 96,820
		<b>Stormwater</b>		
		Lime Kiln and McLaughlin Pedestrian/ Drainage Improvements	\$ 90,200	
N-15	GF-155	Enfield Road Drainage Improvements – Phase 1	\$ 530,000	\$ 620,200
		<b>High School</b>		
N-16	GF 140	Rerouting Bus Pickup Lane/New Road/Sidewalk- RCHS	\$ 21,474	
N-20	GF-144	Sprinkling System for Stadium Field	\$ 4,800	
N-21	GF-145	Sprinkler System Under Canopy Replaced	\$ 2,400	
N-22	GF-146	Remodel Weight Room	\$ 4,000	\$ 32,674
		Total		\$ 24,601,859
		<b>Funding Sources</b>		
		VDOT	\$ 13,576,029	
		Cemetery Fund	\$ 96,820	
		General Fund	\$ 10,929,010	
		Total	\$ 24,601,859	





**CIP PROJECT REQUEST**  
**FY2022-2026**

Requesting Department:	Fire Department
Category:	Fire
Title:	eDraulic Rescue Tools
Status:	New

Description:	<ol style="list-style-type: none"><li>1. 28" or greater Spreader Tool</li><li>2. 7-3/8" or greater Cutter Tool</li><li>3. 40" Ram Tool</li></ol>
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Justification:	<p>New technology has developed battery operated hydraulic rescue tools (Jaws of Life) that are used to extricate victims from vehicle accidents. These new tools do not require hoses connected to vehicle mounted hydraulic pumps like our current technology. Hydraulic hoses normally limit our distance from the fire apparatus to the victim of 100'. Battery operated tools are lighter in weight and have no distance limitations. Modern battery technology has given them the same strength as hose fed tools. This provides the rescuers with quicker and easier cut times to remove the victims entangled in a vehicle accident.</p>
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**CIP PROJECT REQUEST**  
**FY2022-2026**

Estimated Annual Operating Cost:	\$500.00
Work Performed:	Preventive Maintenance

<b>Funding Summary</b>							
Funding Source	2021/22	2022/23	2023/24	2024/25	2025/26	Not Programmed	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$26,000	\$26,000
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,000</b>	<b>\$26,000</b>



**CIP PROJECT REQUEST**  
**FY2022-2026**

35

Requesting Department:	Public Works
Category:	Stormwater
Title:	Stormwater System Inventory and Capacity Analysis
Status:	New

Description:	Project will supplement and update the 2014 Central Shenandoah Planning District Commission – Lexington Drainage Inventory to include the configuration, size, material, and general condition of approximately one-thousand drainage structures, one-thousand stormwater pipes, and sixty-five stormwater culverts. The study will additionally provide a watershed delineation for up to one-hundred primary drainage outfalls and a capacity analysis of eighteen primary drainage trunk lines.
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Justification:	The City of Lexington is slowly, but surely, gaining on its water and sewer infrastructure needs. This project will assist the City in evaluating the condition and adequacy of much of its stormwater system. This information will be used to evaluate future drainage infrastructure repair and replacement priorities.
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Strategic Plan:	Vision II: Goal IV: Maintain and update infrastructure and align fees with costs Vision IV: Goal IV: Provide and improve infrastructure
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**CIP PROJECT REQUEST**  
**FY2022-2026**

37

Requesting Department:	Public Works
Category:	Dam Maintenance
Title:	Moore's Creek Dam Crest Modifications
Status:	New

Description:	<p>The City's current Moore's Creek Dam Conditional Operation and Maintenance permit requires the owner to address the dam's inadequate spillway. A prior Preliminary Engineering Report by Thompson and Litton concluded that raising approximately nine-hundred linear feet of earthen dam crest by fifteen inches was the most cost-effective option. Thompson and Litton was commissioned in FY 21 to prepare contract documents for this work. The Department of Conservation and Recreation will require the City to file for a Dam Alteration Permit by the end of FY 21. Alteration construction will commence in FY 22.</p>
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Justification:	<p>Addressing the inadequate spillway of the Moore's Creek Dam is a condition of the City's current Department of Conservation and Recreation Conditional Operating and Maintenance permit.</p>
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Strategic Plan:	<p>Vision II: Goal IV: Maintain and update infrastructure and align fees with costs Vision IV: Goal IV: Provide and improve infrastructure</p>
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**CIP PROJECT REQUEST**  
**FY2022-2026**

Requesting Department:	Public Works
Category:	Stormwater
Title:	Lime Kiln and McLaughlin Pedestrian/Drainage Improvements
Status:	New

Description:	<p>Project will attempt to intercept the “ephemeral” spring water that has plagued the referenced intersection and discharge this water into the public storm sewer. This project additionally provides for greater pedestrian safety to those traversing the McLaughlin Street blind curve from the existing Myers Street sidewalk terminus. Project will include two grated drop inlets, forty linear feet of concrete valley gutter, and approximately one-hundred eighty linear feet of twelve-inch storm sewer to manage surface flows. Project additionally includes handicap ramps and a pedestrian crosswalk at the McLaughlin Street terminus of Myers Street and a new 4’ wide concrete sidewalk on the east side of McLaughlin Street, from Myers Street to W. Nelson Street. A budget allowance has been made for minor utility relocations.</p>
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Justification:	<p>The referenced intersection has been plagued by periodic spring discharges. This condition has proven problematic during ice and snow events. In addition, numerous pedestrians traverse the McLaughlin Street blind curve daily when exiting the Myers Street sidewalk terminus.</p>
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Strategic Plan:	<p>Vision II: Goal IV: Maintain and update infrastructure and align fees with costs Vision IV: Goal IV: Provide and improve infrastructure</p>
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**CIP PROJECT REQUEST**  
**FY2022-2026**

Estimated Annual Operating Cost:	n/a
Work Performed:	Contract

<b>Funding Summary</b>							
Funding Source	2021/22	2022/23	2023/24	2024/25	2025/26	Not Programmed	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$92,000	\$92,000
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$92,000</b>	<b>\$92,000</b>