

LEXINGTON PLANNING COMMISSION

June 9, 2022 - 5:00 P.M

**Rockbridge County Administrative Offices – First Floor Meeting Room
150 South Main Street, Lexington, VA 24450**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. APPROVAL OF MINUTES**
Minutes from May 26, 2022*
- 4. CITIZENS’ COMMENTS ON MATTERS NOT ON THE AGENDA**
- 5. NEW BUSINESS**
 - A. 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, May 26, 2022 – 5:00 p.m.
Rockbridge County Administrative Offices – First Floor Meeting Room
150 South Main Street, Lexington, VA 24450

Planning Commission:

Presiding: Jamie Goodin, Chair
 Present: Nicholas Betts
 J. Driscoll
 B. Shester
 Leslie Straughan, Council Liaison
 Matt Tuchler

City Staff:

Arne Glaeser, Planning Director
 Kate Beard, Administrative Assistant

Absent: P. Bradley

CALL TO ORDER

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

AGENDA

The agenda was unanimously approved as presented. (N. Betts / M. Tuchler)

MINUTES

B. Shester said that though he was absent from the last meeting, he had watched the live stream and would vote on the approval of the minutes. The minutes were unanimously approved as presented. (J. Driscoll / L. Straughan)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA

None

NEW BUSINESS

L. Straughan recused herself due to a perceived conflict of interest. She left the dais and joined the public.

A. CPA 2022-01: An application by Washington & Lee to change the future land use designation for 12 Lee Avenue from “Downtown Center” to Civic/Campus/Post”

RZ 2022-02: An application by Washington & Lee to rezone multiple properties owned by the University to the I-1 Institutional Overlay District.

MPA 2022-02: Washington & Lee Campus Master Plan Update

1) Staff Recommended Motion –

A. Glaeser reminded the Commissioners that during its April 14th and May 12th meetings the Commission made recommendations for each of the proposed capital projects, re-zoning requests and proposed Comp Plan amendment and then, due to the number of recommendations made, requested staff provide the full motion in writing for final approval. He said the staff recommended motion included in the staff report reflected the language of the recommendations made during the prior meetings, but

could be amended if needed. He noted that multiple suggested revisions to the motion were recently received and forwarded to Commissioners and indicated the Commission could review and adopt the suggested language if it deemed the recommended clarification to be necessary. Chair Goodin recommended the Commission clarify the recommendations with suggested revisions before proceeding to the final motion.

2) Commission Discussion & Decision –

M. Tuchler suggested the recommendation for the Admissions and Financial Center contain more detail with respect to traffic and parking details. While he acknowledged this was not necessary to insure future appropriate review of the project, he suggested it could satisfy public concern that these issues be addressed. J. Driscoll suggested additional language which appeared to be acceptable to the other Commissioners. Responding to a question from B. Shester and at Chair Goodin's invitation, Hugh Latimer, Washington & Lee Architect, confirmed the 34 foot setback would be from Washington Street and the proposed building would be in roughly the same position as Early Fielding, relative to both Washington Street and Lee Avenue.

There was discussion of how to appropriately word the recommendation for the Institutional History Museum and Parking Deck project. After some deliberation there appeared to be general agreement that the recommendation should be for a denial of the project rather than its withdrawal from the Campus Master Plan and should include language addressing the reasons for the denial recommendation.

Following discussion about how to address projects located in the County and whether they should be mentioned in the motion there was general agreement they be included with a recommendation of *neither approval nor denial*. Following discussion of the final bullet point in one of the suggested revisions, there was general agreement that it was unnecessary and should not be included in the final motion.

Responding to questions from Commissioners Shester, Goodin and Tuchler, Director Glaeser explained the conditions at the end of the Master Plan capital improvements approval. He explained the first condition ties future development to what is specifically shown on the Campus Master Plan, and the second condition was pulled forward from the 1998 Master Plan approval and the intent was to reserve ARB authorization for demolition, new construction or exterior alteration for any buildings in the C-1 district.

CPA 2022-01:

- **M. Tuchler moved to recommend denial of the request to amend the Comprehensive Plan to change the future land use designation for 12 Lee Avenue. J. Driscoll seconded and the motion passed unanimously. (5-0)**

RZ 2022-02:

- **J. Driscoll moved to recommend approval of the rezoning of 220, 218 and 216 W. Washington Street, as well as one unaddressed adjacent parcel, and the eastern portion of 223 McLaughlin Street to the I-1 Institutional Overlay district. M. Tuchler seconded and the motion passed unanimously. (5-0)**

- **J. Driscoll moved to recommend denial of the request to rezone 12 Lee Avenue to the I-1 Institutional Overlay. M. Tuchler seconded and the motion passed unanimously. (5-0)**

MPA 2022-02:

- **B. Shester moved to approve the partial conversion of the Leyburn Library to a teaching and learning center. J. Driscoll seconded and the motion passed unanimously. (5-0)**
- **B. Shester moved to approve the expansion of the Science Center and IQ Center. N. Betts seconded and the motion passed unanimously. (5-0)**
- **N. Betts moved to recommend approval of Elrod Commons and addition to the dining facilities. B Shester seconded and the motion passed unanimously. (5-0)**
- **J. Goodin moved to approve the proposed back campus location for additional upper division housing in Lexington and to neither approve nor deny the location in Rockbridge County. M. Tuchler seconded and the motion passed unanimously. (5-0)**
- **B. Shester moved to approve the new pedestrian bridge over Woods Creek. M. Tuchler seconded and the motion passed unanimously. (4-0) Commissioner Betts abstained from the vote.**
- **J. Goodin moved to approve the Admissions and Financial Center with a building height not to exceed 50 feet, a minimum setback of 34 feet to Washington Street, and subject to satisfactory review of a traffic study and related parking requirements to be provided by the applicant no later than submittal with a site plan review application. J. Driscoll seconded and the motion passed unanimously. (5-0)**
- **M. Tuchler moved to approve the Williams School expansion with a building height not to exceed 54 feet. J. Goodin seconded and the motion passed unanimously. (5-0)**
- **J. Driscoll moved to recommend approval of the Wilson Hall expansion subject to maintaining a 25 foot front yard setback. M. Tuchler seconded and the motion passed unanimously. (5-0)**
- **J. Driscoll moved to recommend denial of the Master Plan amendment as related to the Institutional History Museum and the proposed parking deck due to a lack of sufficient detail. The necessary consequence of this action is that the Planning Commission will recommend denial of any rezoning requests related to the Institutional History Museum or Parking Deck because such a request must be preceded by a master plan amendment. The applicant can present this project as a separate conditional use permit under the existing C-1 zoning. M. Tuchler seconded and the motion passed unanimously. (5-0)**
- **J. Goodin moved to recommend neither approval nor denial of the softball field as its location is in Rockbridge County. N. Betts seconded and the motion passed unanimously. (5-0)**

- **B. Shester moved that the foregoing approvals be made with the following conditions:**
 1. **The uses and layout of the subject properties shall be in substantial compliance with the Campus Master Plan by Sasaki date stamped March 18, 2022, as amended, with revised pages 84-85, and with the Campus Master Plan Proffer Statement submitted on May 4, 2022.**
 2. **This Master Plan Amendment does not authorize the exterior alteration of buildings, structures, or properties.**
- N. Betts seconded and the motion passed unanimously. (5-0)**

B. ZOA 2021-04: Annual Zoning Ordinance Amendments. Planned Unit Development

1) Continued discussion of PUD text amendment –

A. Glaeser reminded the Commission that during its last discussion of PUDs, staff was directed to compile a list of decision points, provide some existing building heights and continue the review of the existing PUD language to see if it can be modified. He indicated staff had encountered difficulties compiling existing building heights then read the decision points from the staff report and pointed out the revisions made to the Intent section of the existing ordinance which incorporated suggestions made during the last discussion. J. Goodin suggested beginning the final sentence of the Intent section with *vertical combination* rather than *vertical integration*. L. Straughan said she thought revising the existing code was a good approach and liked the revised Intent section.

J. Driscoll suggested language be added to the Character of development section to emphasize the intent to maintain the historic character of Lexington. L. Straughan pointed out that maintaining the City’s historic character may be less important in the C-2 zoning district locations being considered for this type of development as they are outside of the downtown historic district. She also requested staff double-check the reference to §420-5.1 to be sure it still relevant given the revisions to that section. J. Driscoll asked if the language addressing environmentally sensitive design ought to be clarified. A. Glaeser replied there may be characteristics which the Commission opts to strike given the nature of the locations under discussion which are already developed and lack natural resources that are in need of protection. J. Driscoll said he liked the language and thought it could be elaborated upon. A. Glaeser suggested adding language to address such things as energy efficiencies in the buildings themselves and low impact development measures for storm water. Commissioners Goodin and Betts voiced support for retaining the environmentally sensitive design characteristic. J. Driscoll suggested adding language encouraging public accessibility to any parks and/or open spaces included in the new development and B. Shester agreed. L. Straughan said she agreed in theory but had some concern about making it a requirement for private property. J. Goodin suggested inserting *many of* into the first sentence of the Character of development section such that it read, in part, “different from conventional suburban development by providing *many of* the following characteristics.” Commissioners Betts and Driscoll seemed to agree. L. Straughan

proposed substituting *appropriately screened* for *relegated* in the parking related characteristic. J. Goodin recommended the development characteristics remain somewhat vague to allow for creativity at the conceptual level.

L. Straughan commented that the density limit should be modified as the City already has multifamily units that exceed 20 dwelling units per acre. She proposed striking the latter half of the second sentence in the Densities section and ending it with “comprehensive plan.” She also noted that item B of the Application for rezoning section of the existing code requires an environmental impact study and traffic study as part of all PUD applications. She suggested the requirement be made dependent on the size of a project. J. Goodin proposed addressing a building’s elevation as well as its height. J. Driscoll said he felt strongly that density should not be determined solely by City Council and asked if it would be possible to strengthen the overall review process.

OTHER BUSINESS

A. Zoning and Planning Report – Director Glaeser reported the following:

- The City’s Design Review Team members reviewed a site plan submittal for 8 Tesla charging stations at Sheetz.
- Public Works is still working on amendments to the City’s G.I.S. site, including the Institutional Overlay layer.
- He listened to a USDOT webinar concerning grants for reconnecting communities which he does not believe is applicable to Lexington.
- Enforcement of some short term rentals continues to be a struggle.

B. Catalyst Project Updates

- 1) Green Infrastructure Group – J. Driscoll reported the Group has broken down into subgroups to focus on specific topics to be included in the final report.

C. Key Annual PC Milestones

- 1) Comp Plan Review – J. Goodin asked if the Commission was satisfied with the review or if action needed to be taken. J. Driscoll said he thought it could be removed from the agenda as it is an annual review calendared for September or October.

Chair Goodin announced that his term was ending at the end of June and he would not seek reappointment. He encouraged the Commissioners to be thinking about recruitment. He said his experience on the Commission had been very rewarding and thanked his fellow Commissioners. He was commended for the job he has done as Chair of the Commission.

J. Driscoll suggested a discussion of the Spotswood project be added to the Commission’s agenda for some future meeting to discuss what latitude there is to influence the development. L. Straughan said the influence is through the standard approval and public hearing processes.

CITY COUNCIL REPORT

L. Straughan reported that City Council met on May 19th and unanimously approved the CUP to allow the former Beta House at 101 N. Jefferson Street to be used as office space, as was recommended by the Planning Commission. As well as the zoning text amendment to replace

“accessory dwelling” with “accessory apartment” in the Use Matrix. The FY23 budget and CIP were approved. Council will hold a work session with W&L on June 2nd at 5:30pm. And public hearing on the Spotswood purchase contract which will likely be voted on at the following meeting.

ADJOURN

The meeting was adjourned at 6:54 pm with unanimous approval. (B. Shester / N. Betts)

J. Goodin, Chair, Planning Commission

Decision points for new PUD regulations

- What is the purpose/intent of the proposed PUD?
 - Where will PUDs be allowed/encouraged?
 - Should the proposed PUD be as-of-right or conditional?
 - Should the proposed PUD be an overlay district or a base zoning district?
 - Should the proposed PUD require a concept plan or a highly detailed development plan?
 - The minimum acreage for a PUD is?
 - The maximum height of buildings allowed in the PUD is?
 - The minimum open space requirement (if any) is?
 - The minimum parking requirements are?
-

Lexington Zoning Ordinance

Article V. Planned Unit Development (PUD)

§420-5.1. Intent and purpose.

~~Planned Unit Development Districts are intended to provide for variety and flexibility in design necessary to implement the varied goals of the City as set forth in the comprehensive plan. Through a Planned Unit Development District approach, the regulations of this division are intended to accomplish the purposes of zoning and other applicable regulations to the same extent as regulations of conventional districts. Additionally, planned unit development districts are intended to implement the specific goals enunciated by the comprehensive plan.~~

~~It is intended that Planned Unit Development Districts be established in areas designated as mixed use, commercial use, or special planning areas on the future land use map and be established in areas with adequate infrastructure including roadway, water, sewer, etc. Planned district master plans should demonstrate a unified development with an interconnected system of internal roads, sidewalks, and paths as well as manage access points along existing roads in order to maximize safety and the efficiency of existing roads. Pavement widths of internal and external roads shall minimize paving requirements as described in the comprehensive plan while accommodating projected traffic generated from the district. Planned developments allow for a higher density of development for a more efficient use of the land. Other benefits of a planned development include less infrastructure costs, more efficient provision of public safety services, less environmental impact, and through the provision of affordable housing achieve significant economic and social integration.~~

The purpose of the Planned Development Mixed-Use District is to promote areas appropriate for office, retail, and residential uses, designed in a unified and cohesive manner in order to create an attractive environment in which to live, work, and recreate. Two or more uses shall be integrated into a mixed use project. The district is appropriate in areas suitable for

redevelopment such as the Opportunity Areas identified within the Comprehensive Plan and will provide a process and design criteria that can be used to transition from established uses while accommodating new growth and evolving market trends. Vertical ~~integration~~ combination of uses is encouraged where appropriate and a PD-MU is expected to produce a better design than can be produced through traditional zoning.

§420-5.2. Character of development.

The goal of a Planned Unit Development District is to encourage a development form and character that is aesthetically pleasing and is different from conventional suburban development by providing many of the following characteristics:

- A. Pedestrian orientation;
- B. Neighborhood friendly streets and paths;
- C. Interconnected streets and transportation networks;
- D. Parks and open space as amenities;
- E. Neighborhood centers;
- F. Buildings and spaces of appropriate scale;
- G. ~~Relegated~~ appropriately screened parking;
- H. Mixture of uses and use types;
- I. Mixture of housing types and affordability;
- J. Environmentally sensitive design, energy efficiency of buildings, low impact development measures for stormwater, encouragement of public accessibility to parks and open spaces in any new development; and
- K. Clear boundaries with any surrounding rural areas.

An application is not necessarily required to possess every characteristic of the planned unit development district as delineated in ~~§420-5.1~~ in this subsection in order to be approved. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic. *(P.C. requested staff double check the reference to §420-5.1 and this is the correct reference when the PUD section was significantly revised in 2017. The reference can/should be changed since we are now proposing a rewrite of the §420-5.1 that includes fewer characteristics in that section. An alternative is the shown in green above.)*

§420-5.3. Permitted uses- generally.

In the Planned Unit Development District, all uses permitted by-right in the residential, commercial, and industrial districts may be permitted. Additional uses specifically enumerated in the final master plan may be permitted by-right at the discretion of the City Council. Specific uses may also be excluded.

§420-5.4. Permitted uses- with conditional use permit.

One or more uses permitted by conditional use permit in any zoning districts may be permitted in the Planned Unit Development District, if documented in the master plan. Any use desired but not documented in the approved master plan requires an application to amend the master plan.

§420-5.5. Mixture of uses.

A variety of housing types and non-residential uses are strongly encouraged. The mixture of uses shall be based upon the uses recommended in the comprehensive plan. This mixture may be obtained with different uses in different buildings or a mixture of uses within the same building.

§420-5.6. Minimum area for a Planned Unit Development.

Minimum area required for the establishment of a Planned Unit Development District shall be three (3) acres.

Additional area may be added to an established Planned Unit Development District if it adjoins and forms a logical addition to the approved development. The procedure for the addition of land to the Planned Unit Development District shall be the same as if an original application was filed and all requirements shall apply except the minimum lot area requirement as set forth above.

§420-5.7. Open Space.

Open space promotes attractive and unique developments that are also environmentally conscious. Planned unit developments shall include the following:

- ~~A. Not less than thirty percent (30%) of total acreage shall be open space, whether dedicated to public use or retained privately;~~
- ~~B. If fifty percent (50%) or more of the total acreage is open space, then a thirty percent (30%) increase in density shall be permitted. If seventy-five percent (75%) or more of the total acreage is open space, then a fifty percent (50%) increase in density shall be permitted;~~
- ~~C. A minimum usable area of five thousand square feet every 5 acres shall be provided for active or passive recreational activities;~~
- D. Open space shall be dedicated in a logical relationship to the site and in accordance with any guidance from the comprehensive plan regarding significant open space;
- E. Improvements shall be configured to accommodate permitted, accessory and conditional uses in an orderly relationship with one another, with the greatest amount of open area and with the least disturbance to natural features.

§420-5.8. Densities.

The gross and net residential densities shall be shown on the approved final master plan by area and for the development as a whole in dwelling units per acre, and shall be binding upon its approval. The overall gross density so approved shall be determined by the City Council with reference to the comprehensive plan, ~~but shall not exceed twenty (20) dwelling units per acre, unless the density is increased with the provisions of §420-5.7-B.~~

Non-residential density should be expressed in terms of total square footage by area and for the development as a whole. There is no maximum square footage for non-residential uses but the proposed uses should be in proportion to the overall intent and functionality of the planned district concept.

§420-5.9. Setback regulations.

Within the Planned Unit Development District, minimum setback ranges shall be specifically established during the review and approval of the concept plan. Specific setbacks may be approved administratively in the site plan process if they are in conformance with the established ranges, or a modification to the master plan will be required if the provided setbacks are not within the established ranges. The following guidelines shall be used in establishing the building spacing and setbacks:

- A. Areas between buildings used as service yards, storage of trash, or other utility purposes should be designed so as to be compatible with adjoining buildings;
- B. Building spacing and design shall incorporate privacy for outdoor activity areas (patios, decks, etc.) associated with individual dwelling units whenever feasible; and
- C. Yards located at the perimeter of the planned unit development district shall conform to the setback requirements of the adjoining district, or to the setback requirements of the planned district, whichever is greater.

In no case shall setbacks interfere with public safety issues such as sight lines and utilities, including other public infrastructure such as sidewalks, open space, etc.

§420-5.10. Height of buildings.

In the Planned Unit Development District, the height regulations shall be:

- A. Single-family residences: 45 feet (maximum).
- B. Banks, office buildings and hotels: 60 feet (maximum).
- C. Apartments, shopping centers, and other permitted buildings: 60 feet (maximum).
- D. Conditional use permits are required for structures exceeding the maximums listed in this section.
- E. These limitations shall not apply to church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials.
- F. All accessory buildings shall generally be less than the main building in height.

§420-5.11. Parking.

Within the Planned Unit Development District, the applicant shall establish parking regulations for consideration by the City Council. The proposed regulations should be based on a parking needs study or equivalent data. Such regulations shall reflect the intent of the comprehensive plan to decrease impervious cover by reducing parking requirements, considering alternative transportation modes and using pervious surfaces for spillover parking areas. Shared parking areas, especially with non-residential uses is encouraged.

§420-5.12. Utilities.

All new utility lines, electric, telephone, cable television lines, etc., shall be placed underground.

§420-5.13. Application for rezoning.

- A. The applicant shall file an application for rezoning with the Zoning Administrator. The application shall consist of three primary sections: a narrative, an existing conditions map, and a master plan.

1. Narrative

- i. A general statement of objectives to be achieved by the planned district including a description of the character of the proposed development and the market for which the development is oriented;
- ii. A list of all adjacent property owners;
- iii. Site development standards including, but not limited to density, setbacks, maximum heights, and lot coverage;
- iv. Utilities requirement and implementation plan;
- v. Phased implementation plan;
- vi. Comprehensive sign plan;
- vii. Statements pertaining to any architectural and community design guidelines shall be submitted in sufficient detail to provide information on building designs, orientations, styles, lighting plans, etc.
- viii. List of exceptions or variances from the requirements of the Zoning chapter, if any are being requested.

2. Existing Conditions Map

- i. Topography, including steep slopes (>15%);
- ii. Water features;
- iii. Roadways;
- iv. Structures;
- v. Tree lines;
- vi. Major utilities;
- vii. Significant environmental features;
- viii. Existing and proposed ownership of the site along with all adjacent property owners;

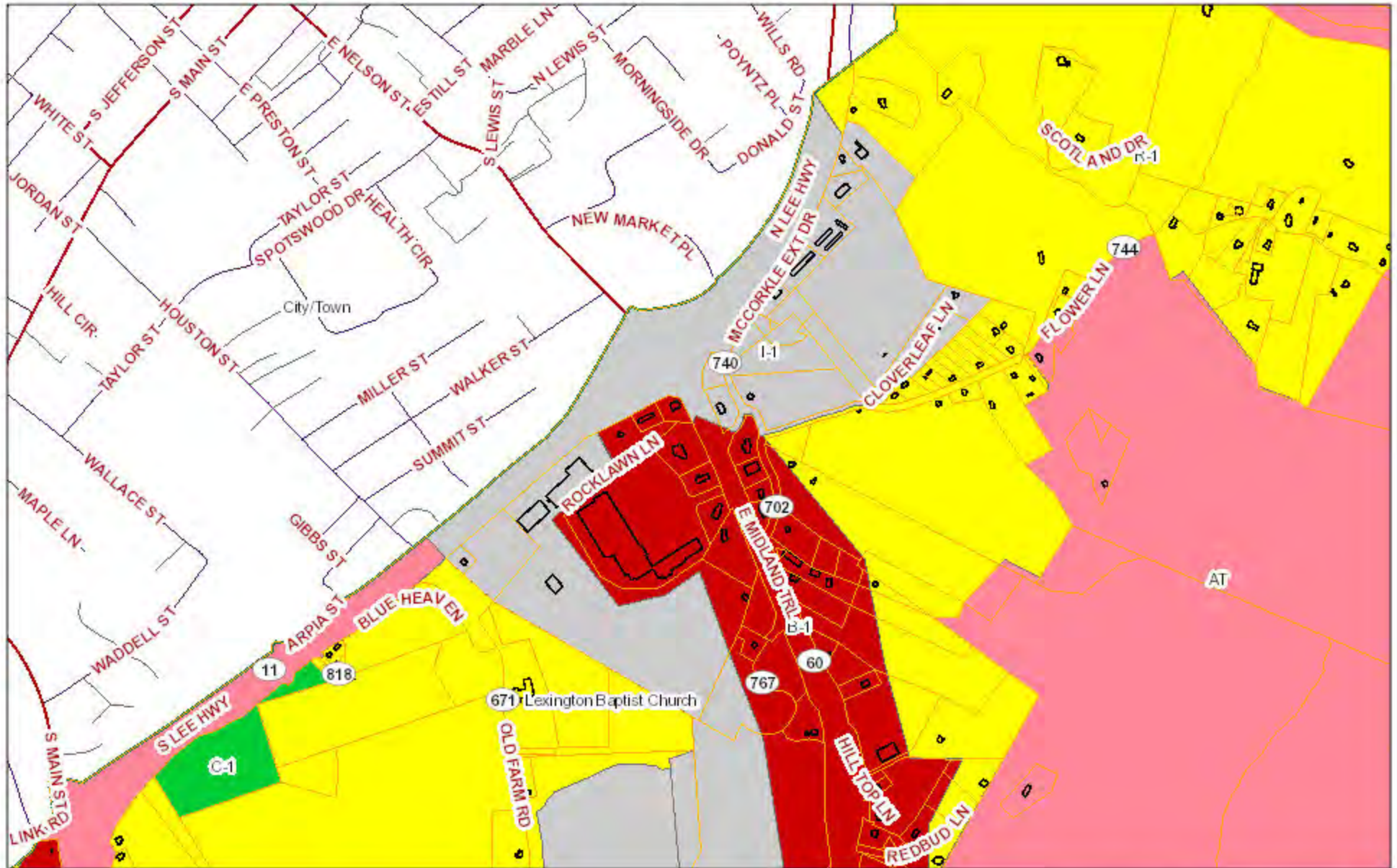
3. Master Plan

The preliminary master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed Planned Unit Development District. At a minimum, the preliminary master plan, shall include the following:

- i. Proposed layout of the Planned Unit Development District including the general location of uses, types of uses, and density range of uses;
 - ii. Methods of access from existing state-maintained roads to proposed areas of development;
 - iii. General road alignments;
 - iv. General alignments of sidewalks, bicycle and pedestrian facilities;
 - v. A general water layout plan indicating the intended size and location of primary lines and the general location of fire hydrants (e.g., one every two blocks, etc.);
 - vi. A general sanitary sewer layout indicating the size and location of primary lines, and the location of pump stations; and
 - vii. A general plan showing the location and acreage of the active and passive recreation spaces, parks and other public open areas.
- B. Additionally, an environmental impact study and a traffic study are may also be required to be submitted as part of the application package. The environmental impact study should detail any project impacts on FEMA identified flood area and slopes greater than 25%, and should provide a stormwater management plan detailing both stormwater quantity and quality mitigation measures and best practices. The traffic study should quantify existing and projected traffic levels on all adjacent streets, and at all proposed entrances.
- C. The City Attorney shall review any property owner's or other association's charter and regulations prior to final site plan approval.
- D. The Planning Commission shall review the preliminary master plan for the proposed Planned Unit Development District in light of the goals enumerated in the comprehensive plan, consider it at a scheduled public hearing, and forward its recommendation along with the preliminary master plan to the City Council for consideration. The City Council shall hold a public hearing thereon, pursuant to public notice as required by the Code of Virginia, 15.2-2204, after which the City Council may make appropriate changes or corrections in the ordinance or proposed amendment. However, no land may be zoned to a more intensive use classification than was contained in the public notice without an additional public hearing after notice required by the Code of Virginia, 15.2-2204. Such ordinances shall be enacted in the same manner as all other ordinances. The plan approved by the City Council shall constitute the final master plan for the Planned Unit Development District.
- E. Once the City Council has approved the final master plan, all accepted conditions and elements of the plan shall constitute proffers, enforceable by the Zoning Administrator.
- F. The Zoning Administrator shall approve or disapprove a final site plan within sixty days from the receipt of such plan. The plan shall be in substantial conformance with the approved final master plan. Such final site plan may include one or more sections of the overall Planned Unit Development District, and shall meet all applicable federal, state, and City regulations.

§420-5.14. Waivers and Modifications.

Where sections of the Zoning or Subdivision Ordinance are deemed to be in conflict with the goals of the final master plan, the rezoning application shall be considered a waiver or modification to these sections if specified in the final master plan. Otherwise, the applicant must provide a clear explanation as to why certain regulations are in conflict with the final master plan, demonstrate that the public's health, safety and welfare will not be compromised, and request the specific waivers or modifications to be considered by the City Council after a public hearing.



March 22, 2022

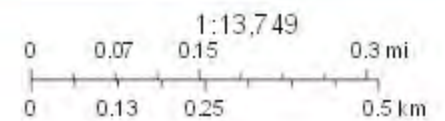


TABLE 1. AREA AND SETBACK REQUIREMENTS

DISTRICT	AREA (ACRES)	SETBACK	FRONTAGE	SIDE	REAR	HEIGHT	ACCESSORY BUILDINGS
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
R-1	8,000 sq. ft.; 12,000 sq. ft. for two-family dwellings	60 feet; 80 feet for two-family dwellings	35 feet; up to 45 feet w/30 foot side yard plus 1 foot for each additional foot over 35 feet	15 feet	10 feet	25 feet for main buildings, 5 feet for accessory buildings
R-2	15,000 sq. ft.	80 feet	35 feet; up to 45 feet w/30 foot side yard plus 1 foot for each additional foot over 35 feet	25 feet	15 feet	25 feet for main buildings, 5 feet for accessory buildings
R-M	8,000 sq. ft.; Two- family dwellings- 12,000 sq. ft.; Multi-family- 10,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of 4; Townhouses - 2,400 sq. ft. per unit	60 feet; Two-family dwellings-80 feet; Townhouses-20 feet each unit; Multi-family-50 feet plus 10 feet for each unit above 4	45 feet	25 feet	10 feet; 20 feet for multi-family	25 feet; 30 feet for multi-family
R-LC	Residential use: 8,000 sq. ft.; Two- family dwellings- 12,000 sq. ft.; Multi-family- 10,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of 4; Townhouses - 2,400 sq. ft. per unit; Non- residential: 8,000 s.f.	Residential uses: 60 feet; Two-family dwellings-80 feet; Townhouses-20 feet each unit; Multi-family-50 feet plus 10 feet for each unit above 4; Non-residential: 60 feet	35 feet, except dwellings may be increased up to 45 feet, provided that each side yard is 20 feet, plus at least one foot for each additional foot of building height over 35 feet.	25 feet	Residential uses: 10 feet, or 20 feet for multi-family Non- residential: 10 feet	Residential uses: 25 feet, or 30 feet for multi-family Non-residential: 25 feet

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

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

Land Use

▷ 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.

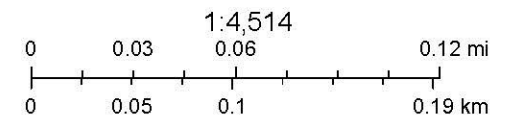
Table 8.2 illustrates the relationship between the Future Planning Framework Map and Lexington's existing zoning categories.

Table 8.2 Future Land Use and Zoning

Future Land Use Pattern Area	Zoning Districts								COMMUNITY MIXED USE DISTRICT (CMU)	
	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		X
 Civic/Campus/Post							X		X	
 Conservation							X			



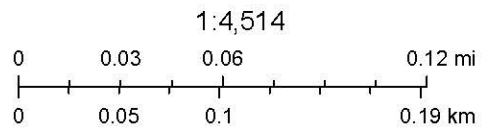
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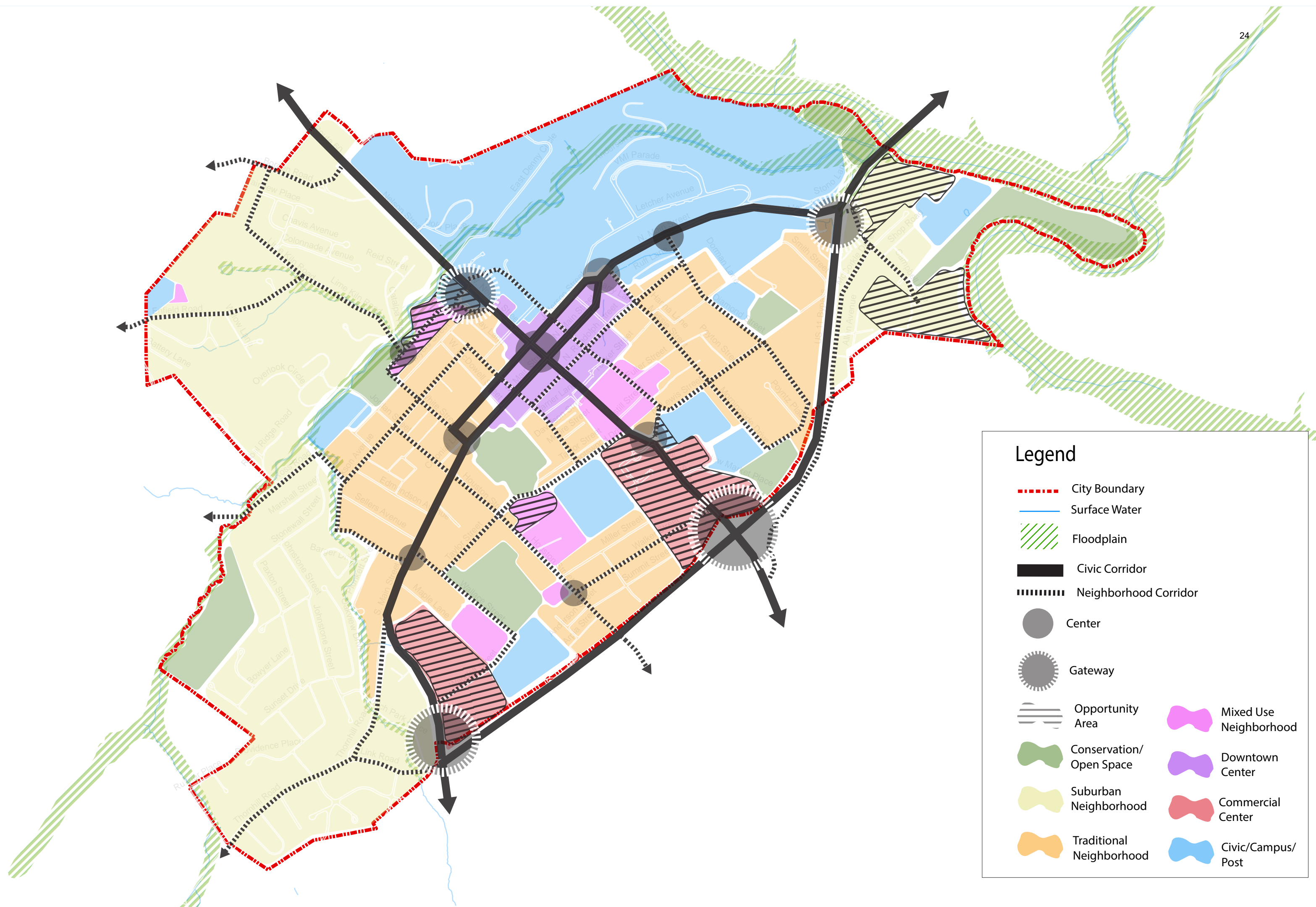


Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



March 23, 2022





Legend

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