

Article III. Use Matrix.

| Zoning District | FP, Floodplain Overlay | P-OS, Parks and Open Space 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 |
|-----------------|------------------------------|---|--------------------------------|---------------------------------|------------------------------------|--|--------------------------------------|--|
|-----------------|------------------------------|---|--------------------------------|---------------------------------|------------------------------------|--|--------------------------------------|--|

B = By-right uses, C = Conditional uses

| Use Types | | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|---------------------------------|----------------|
| Residential | | | | | | | | |
| Accessory Dwelling Unit - Attached | | | B | B | B | B | B | |
| Accessory Dwelling Unit - Detached | | | C | C | C | C | | |
| Chickens | B ¹ | B ¹ | B ¹ | B ¹ | B ¹ | B ¹ | B ¹ | B ¹ |
| Dish Antennas (not meeting use and design Standards in §420-11.1.3) | | | C | C | C | C | | |
| Family Health Care Structure, temporary | | | B | B | B | B | | |
| Fraternity/Sorority House, University Administered | | | C | | C | | | |
| Group home | | | B | B | B | B | | |
| Guest room | | | B | B | B | B | | |
| Live-work dwelling | | | | | B | B | B | B |
| Multi-family dwelling | | | | | B | C | B ² , C ³ | |
| Single-family dwelling, attached | | | B | B | B | B | | |
| Single-family dwelling, detached | | | B | B | B | B | | |
| Townhouse | | | | | B | B | B | C |
| Two-family dwelling | | | B | | B | B | | |

| Civic | | | | | | | | |
|--|---|---|---|---|---|---|---|---|
| Cemetery | | C | | | | | | |
| Civic use | B | B | C | C | C | B | B | B |
| Club | | | | | | C | B | B |
| Cultural services | | | | | | B | B | B |
| Educational facility, College/University | | | C | C | C | C | C | C |
| Educational facility, Primary/Secondary | | | C | C | C | B | | |

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| Emergency shelter | | | | | | C | C | C |
| Public assembly | | | C | C | C | | C | C |
| Public Park & Recreational Area | | B | | | | | | |
| <i>Public maintenance and service facility</i> | | | C | | | | | B |
| Public recreation assembly | C | | C | | C | C | C | C |
| Recycling center | | | | | | | | C |
| Refuse collection site | | | | | | | | C |
| Religious assembly | | | C | C | C | C | B | C |
| Shelter | | | | | | | B | B |
| Commercial | | | | | | | | |
| Automobile rental/leasing | | | | | | | | C |
| <i>Automobile repair service</i> | | | | | | | C | B |
| Automobile sales | | | | | | | | C |
| <i>Bed-and-breakfast</i> | | | C ⁴ | C ⁵ | C | B | B | B |
| Brewery or Distillery | | | | | | | C | B |
| Business or trade school | | | | | | | C | B |
| Business support service | | | | | | C | C | B |
| <i>Car wash</i> | | | | | | | | C |
| Catering, Commercial (off-premises) | | | | | | | B | B |
| Clinic | | | | | | B | B | B |
| Commercial indoor amusement | | | | | | C | B | B |
| Commercial indoor entertainment | | | | | | C | B | B |
| Commercial indoor sports and recreation | | | | | | | | B |
| Commercial outdoor entertainment | | | | | | | | C |
| <i>Commercial outdoor sports and recreation</i> | B | | | | | | | C |
| Commercial vehicle repair service | | | | | | | | C |
| Communications Service | | | | | | | B | B |

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| Construction sales and service | | | | | | | | B |
| Construction yard | | | | | | | | C |
| Consumer repair service | | | | | | B | B | B |
| Custom manufacturing | | | | | | B | B | B |
| Day care center | | | C | C | C | B | C | B |
| Entertainment Establishment, Adult | | | | | | | | B |
| Equipment sales and rental | | | | | | | | C |
| Family home day care | | | C | C | C | B | B | B |
| Farmer's Market | B | C | | | | B | B | B |
| Financial institution | | | | | | | B | B |
| Funeral home | | | | | | | | B |
| Garden center | | | | | | B | | B |
| Greenhouse, commercial | | | | | | C | | B |
| Guidance Services | | | | | | B | B | B |
| Halfway house | | | | | | | C | C |
| Home for adults | | | C | C | C | | | B |
| Home occupation, Class A | | | B | B | B | B | | |
| Home occupation, Class B | | | | | | C | | |
| Hospital | | | | | | B | C | C |
| Hotel | | | | | | | B | B |
| Kennel | | | | | | | | C |
| Laundry | | | | | | | B | B |
| Micro-Brewery | | | | | | | B | B |
| Micro-Distillery | | | | | | | B | B |
| Mini-warehouse | | | | | | | | C |
| Nursing home | | | | | | B | | B |
| Office, general | | | | | | B | B | B |
| Office, medical | | | | | | B | B | B |
| Off-Street Remote Parking (per §420-12.3) | | | | | | C | C | C |
| Outdoor Display | | | | | | | | C |

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| <i>Pawn Shop</i> | | | | | | | | B |
| Personal improvement services | | | | | | B | B | B |
| Personal services | | | | | | B | B | B |
| <i>Restaurant, drive-in</i> | | | | | | | | B |
| Restaurant, general | | | | | | | B | B |
| <i>Restaurant, mobile</i> | | B ⁶ | | | | B | B | B |
| Restaurant, small | | | | | | C | B | B |
| <i>Shooting range, indoor</i> | | | | | | | | B |
| <i>Shopping Center</i> | | | | | | | | B |
| <i>Short Term Rental</i> | | | B | B | B | B | B | |
| Specialty Food Shop | | | | | | C | B | B |
| Specialty Shop | | | | | | B | B | B |
| <i>Store, Adult</i> | | | | | | C | B | B |
| Store, general | | | | | | | B | B |
| <i>Store, grocery</i> | | | | | | | B | B |
| <i>Store, liquor</i> | | | | | | | B | B |
| Store, neighborhood convenience | | | | | | C | B | B |
| Studio, Fine Arts | | | | | | B | B | B |
| Tattoo Parlor and/or Body Piercing Salon | | | | | | | C | C |
| <i>Vehicle Fueling Station</i> | | | | | | | C | B |
| Veterinary hospital/clinic | | | | | | | | B |
| <i>Wholesale sales</i> | | | | | | | | B |
| Winery | | | | | | | B | B |
| Industrial | | | | | | | | |
| <i>Industrial, light</i> | | | | | | | | B |
| Laboratory | | | | | | | | B |
| Research and development | | | | | | C | B | B |
| Salvage and scrap service | | | | | | | | C |
| Sawmill, temporary | B | | | | | | | |

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| Warehousing and distribution | | | | | | | | C |
| Miscellaneous | | | | | | | | |
| Amateur radio tower | | | B | B | | B | B | B |
| <i>Building, Portable</i> | B | B | B ⁷ | B ⁷ | B ⁷ | C ⁸ | C ⁸ | C ⁸ |
| <i>Communication tower (Standard Process Project)</i> | | C | C | C | C | C | | C |
| <i>Communication tower (Admin. Review Eligible Project)</i> | B ⁹ | B ⁹ | B ⁹ | B ⁹ | B ⁹ | B ⁹ | B ⁹ | B ⁹ |
| Cemetery, private | | | | | | C | | |
| Garage, private | | | B | B | | B | C | C |
| <i>Parking facility</i> | | B | | | C | C | C | C |
| Recreation facility, private | B | C | B | B | B | B | | |
| Utility service, major | | | C | C | | | | C |
| Utility service, minor | | | B | B | | B | B | B |

¹ the keeping of chickens is an accessory use to a single-family, two-family, or multifamily dwelling and permitted if requirements of 420-11.1.2 are met

² Second floor and higher

³ First floor

⁴ Bed & Breakfasts only allowed along Main, Washington, and Nelson Streets

⁵ Bed & Breakfasts only allowed along S. Main Street

⁶ Mobile Restaurants only allowed in Jordan’s Point Park, Richardson Park and Brewbaker Field Sports Complex and with a written agreement with the City of Lexington.

⁷ accessory building is by right

⁸ temporary construction office and storage sheds are by-right

⁹ permitted if requirements of 420-11.5.4 are met