

lexington

Land Use Designations

A. Transitional Agriculture (TA)

The Transitional Agriculture land use area is intended to accommodate continued agriculture uses, while allowing for residential development. These areas are located outside the corporate limits where transition is appropriate between existing agriculture uses and more dense development. Characteristics of the TA category include:

Location in areas outside the corporate limits where City services (water and sanitary sewer) will be difficult and/or costly to provide.

Location in areas outside the corporate limits determined to have unique or sensitive natural areas, including stream corridors, tree stands, floodplain, wetlands, and natural habitat areas.

Accessory buildings are at a scale between typical suburban development and farm buildings.

Uses within this area include agricultural uses (except livestock feeding operations), wineries, single-family residential, churches, parks/recreation/open space, and associated accessory uses.

B. Low Density Residential (LDR)

The Low Density Residential land use area is intended for typical suburban scale residential development densities. This category represents one of the most common residential land use types, and is located throughout town and in the one-mile zoning jurisdiction. Characteristics of the LDR category include:

Locations throughout town to provide convenient access to transportation routes, commercial areas, jobs, schools, parks and recreation areas, and public services.

Accessory structures should be limited in size to reinforce the pedestrian scale of neighborhoods.

Pedestrian connectivity will be important; the public sidewalk and trail system should provide adequate opportunities for residents to walk to destinations or for enjoyment.

The area will include densities ranging from one to four dwelling units per acre.

Uses within this area include single- and two-family residential dwellings, public and quasi-public uses, parks, group homes, and home occupations.

Land Use Designations

C. Medium Density Residential (MDR)

The Medium Density Residential land use area is intended to provide higher residential densities than LDR, but still commonly found within urban neighborhoods. This area will also have a significant role as a transitional use between most commercial areas and lower density residential development. Characteristics of the MDR category include:

Locations throughout town where uses can serve as transitions that buffer and/or screen lower density residential uses from commercial uses and major streets.

All areas should provide a mixture of housing styles, types, and occupancy levels in order to meet the housing needs and socio-economic abilities of all residents.

Neighborhood parks and open spaces should be included in all new developments and provided with access to the City's Trail System.

Pedestrian connectivity will be important; the public sidewalk system should provide adequate opportunities for residents to walk to destinations or for enjoyment.

The area will include densities ranging from three to 10 dwelling units per acre.

Uses within this area include single- and two-family residential dwellings, public and quasi-public uses, group homes, and home occupations.

D. High Density Residential (HDR)

The High Density Residential land use area is intended to accommodate denser residential development. This area would support apartment complex-types development, or a mixture of townhomes and apartments. The location of this area is intended to act as a buffer between more intensive commercial uses and lower density residential uses. Characteristics of the HDR category include:

Location where uses can serve as a transition between lower density residential areas and commercial uses.

Location in areas adequately served by transportation facilities, and near abundant employment opportunities.

Opportunities for outdoor recreation and open space will be an important design element.

Pedestrian connectivity with and between developments shall be required through use of the public sidewalk and trail systems, such pedestrian opportunities will compensate for the density of development.

The area will include densities ranging from nine to 15 dwelling units per acre.

Residential alternatives should be allowed, including units with varying numbers of bedrooms, and live/work units.

Uses within the area include single-, two-, and multi-family dwellings, with a focus on group homes, multiple-family and multiple-story structures.

“The Lex-Plan 2013”

E. Commercial (COM)

The Commercial land use includes the community’s downtown and other areas that encompass all retail, office and service uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, specialty shops, and indoor storage to more intensive uses such as gas stations, restaurants, grocery stores, sales and service, or automobile repair. The lots in the downtown area are usually small and the area offers higher pedestrian access. Parking in the downtown area is handled by on-street parking while other commercial areas have parking lots that are often shared by adjacent uses.

Each area designated as commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. The Commercial land use includes the Central Business District, General Commercial, and Highway Commercial.

Characteristics of the COM category include:

Central Business District

General Commercial

Highway Commercial

Central Business District

Located in original downtown, the intensity of particular uses suited to the character of the surrounding area.

Neighborhood should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby residents, while offering a destination cultural flare.

Pedestrian scale and orientation will be an important design consideration for commercial businesses of all types. Pedestrian linkage of this area to other neighborhoods shall be incorporated through sidewalk and trail connections.

The design and exterior surface treatments should reinforce existing development patterns consistent with the character of the area and of Lexington.

Landscaping, fences, and walkways should be used to screen and buffer commercial uses from residential uses; the scale of which should be appropriate to the relationship between the uses.

Uses within this area do not include those generally associated with big box stores, large open parking lots, or industrial uses, such as warehousing/distribution, manufacturing and production, etc.

E. Commercial (COM)

General Commercial

Located throughout town, the intensity of particular uses suited to the character of the surrounding area.

Larger, more intense commercial developments located nearer to major streets.

Neighborhoods should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby residents.

Pedestrian scale and orientation will be an important design consideration for commercial projects of all sizes. Commercial areas shall be connected by residential neighborhoods through sidewalks and/or community trails.

The design and exterior surface treatments should reinforce existing development patterns; in newly developing areas design themes should strengthen the overall image of the development consistent with the character of Lexington.

Landscaping, berms, fences, and setbacks should be used to screen and buffer commercial uses from residential uses; the scale of which should be appropriate to the relationship between the uses.

Uses within this area do not include those generally associated with big box commercial uses or industrial uses, such as storage, warehousing/distribution, manufacturing and production, etc.

Highway Commercial

Located throughout town along major corridors, the intensity of particular uses suited to the character of the surrounding area.

Larger, more intense commercial developments located nearer to major streets.

Neighborhoods should be served by small-scale commercial developments where appropriate, providing uses that serve the convenience and daily needs of nearby residents.

Pedestrian scale and orientation will be an important design consideration for commercial projects of all sizes. Commercial areas should be connected to other neighborhoods where possible through sidewalks and/or community trails.

The design and exterior surface treatments should reinforce existing development patterns; in newly developing areas design themes should strengthen the overall image of the development consistent with the character of Lexington.

Landscaping, berms, fences, and setbacks should be used to screen and buffer commercial uses from residential uses; the scale of which should be appropriate to the relationship between the uses.

Uses within this area do not include those generally associated with industrial uses, such as warehousing/distribution, manufacturing and production, etc.

F. Industrial (IND)

The Industrial land use area includes both light and heavy industrial designations. Location is important, as proximity to major streets and railroad can help ensure heavy traffic avoids residential areas and prominent pedestrian activity centers. Careful consideration shall be given before designation of any industrial uses so as not to encroach upon or conflict with less intrusive uses or destroy important new corridors. The light land use area is intended to accommodate smaller, less intensive industrial uses, compared to those that are larger and have more intensive industrial activity.

Characteristics of the IND category include:

Light Industrial

Locations that cater to the specific needs of the user, providing a level of water, sewer, and electrical capacity, closeness to major transportation routes, and lot sizes necessary to accommodate initial development and potential future expansions.

Uses shall emit a minimal amount of noise, odor, waste, and other operational by-products.

Significant landscaping and buffering should be used to screen Light Industrial uses from view of nearby residential areas, other conflicting land uses and important view corridors.

The design and exterior surface treatments should reinforce existing development patterns; in newly developing areas design themes should strengthen the overall image of the development consistent with the character of Lexington.

Uses within this area include warehousing, distribution, light manufacturing, production companies, and employment centers.

Heavy Industrial

Locations that cater to the specific needs of the user, providing a level of water, sewer, and electrical capacity, closeness to major transportation routes, and lot sizes necessary to accommodate initial development and potential future expansions.

Uses shall emit a minimal amount of noise, odor, waste, and other operational by-products or take measures to contain such impacts in-site.

Significant landscaping and buffering should be used to screen Heavy Industrial uses from view of nearby residential areas, other conflicting land uses, important view corridors, major streets, and pedestrian activity centers; certain use components should be screened from view off-site, such as delivery and pick-up areas, outdoor storage, and trash receptacles; fences should not be used alone to provide screening.

The design and exterior surface treatments should reinforce existing development patterns; in newly developing areas design themes should strengthen the overall image of the development consistent with the character of Lexington.

Uses within this area include warehousing, distribution, manufacturing, and production companies.

G. Public/Quasi-Public (P/QP)

The Public/Quasi-Public land use areas are intended to provide easy, convenient access for residents the common activities of daily life. However, the areas identified on the map tend to be already developed with uses specific to this category. The reason for this is that speculation with respect to future public and quasi-public uses can artificially inflate the underlying land value to the detriment of the city finances and community residents. In addition, not all existing or proposed public and/or quasi-public land uses are identified by way of Public/Quasi-Public Land Use designation since these uses are typically allowed outright or by conditional use in varying residential and commercial zoning districts. Characteristics of the P/QP category include:

Locations dispersed throughout town, near activity centers and major streets.

Locations that provide an opportunity to share facilities between uses, such as library, park, community center, or post office.

Uses within this area include public facilities, municipal properties, and schools.

Structures should model appropriate architectural design elements, high quality construction techniques, and appropriate materials and finishes.

I. Transportation Corridor

The *Transportation Corridor* use area is an overlay intended to follow Highway 30 and Highway 283 through Lexington's Corporate Limits and Extraterritorial Jurisdiction. Uses in this corridor would be allowed through the underlying land use designation but building orientation, increased landscaping, design guidelines, and use of frontage roads are encouraged.

H. Parks / Recreation (P/R)

The Parks and Recreation land use area accommodates those undeveloped properties that are intended to benefit the public by remaining undeveloped as open space or parks. However, many of the areas identified tend to be already developed with uses specific to this category. The reason for this is that speculation with respect to future public and quasi-public uses can artificially inflate the underlying land value to the detriment of the city finances and community residents. In addition, not all existing or proposed parks, recreation, and open space land uses are identified by way of Parks and Recreation Land Use designation since these uses are typically allowed outright or by conditional use in varying residential and commercial zoning districts. Characteristics of the P/R category include:

Locations that are dispersed throughout the community for easy access, or are important and appropriate to the function served.

Uses within this area include parks, passive and active recreation areas, ball fields, trails, and natural areas, as well as drainage and flood control structures such as detention or retention facilities, drainage swales, and floodplain areas.