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AN ORDINANCE TO AMEND ARTICLE IV. ZONING DISTRICT REGULATIONS. OF THE LEXINGTON ZONING ORDINANCE TO AMEND THE LOT WIDTH REQUIREMENTS FOR MULTI-FAMILY DWELLING UNITS

WHEREAS, the Planning Commission and Mayor and City Council have determined that the Lot Requirements for the Residential-Multifamily (R-M) and Residential-Light Commercial (R-LC) zoning districts should be revised to amend the minimum lot width requirement for multi-family dwellings to 100 feet; and

WHEREAS, this Ordinance amending the Code of the City of Lexington and the Zoning Ordinance was properly initiated by resolution of the City Council, as required by Virginia Code § 15.2-2286(A)(7); and

WHEREAS, the applicable provisions of Title 15.2 of the Code of Virginia and § 420-17 of the Zoning Ordinance pertaining to the procedure by which amendments to the Zoning Ordinance are to be considered have been followed, including, but not limited to, the proper advertisement and notice of public hearings on the proposed amendment, and consideration of the amendment by the Planning Commission with a recommendation forwarded therefrom; and

WHEREAS, the Mayor and City Council have carefully considered the proposed amendment, the recommendation from the Planning Commission, and testimony received at public hearings, and find that the proposed amendment is required by public necessity, convenience, general welfare and good zoning practice, consistent with § 15.2-2286(A)(7), and will serve to promote the health, safety and general welfare of the inhabitants of the City;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Mayor and Council of the City of Lexington, Virginia, pursuant to their authority, that the following amendment to the City’s Zoning Ordinance be adopted:

Chapter 420.-4.6. Lot Requirements.


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Zoning District	Lot Area	Lot Width	Building Height	Front Yard	Side Yard	Rear Yard
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-100 feet	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-100 feet; 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

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Adopted and Effective this the 18th day of May, 2023

Approved: 
Frank W. Friedman, Mayor

Attest: 
Jani L. Hostetter, Clerk