

“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.