

ZONING

420 Attachment 1

City of Lexington

Use Matrix

[Amended 3-21-2019 by Ord. No. 2019-04; 7-1-2021 by Ord. No. 2021-05; 5-19-2022 by Ord. No. 2022-05; 12-1-2022 by Ord. No. 2022-14; 2-15-2024 by Ord. No. 2024-01; 8-15-2024 by Ord. No. 2024-06]

B = By-right use,  
C = Conditional uses

Zoning District	FP, Floodplain Overlay District	P-OS, Parks and Open Space District	R-1, Residential General District	R-2, Suburban Residential District	R-M, Residential Multifamily District	R-LC, Residential- Light Commercial District	C-1, Central Business District	C-2, General Commercial District
<b>Use Types</b>								
<b>Residential</b>								
Accessory dwelling unit, attached			B	B	B	B	B	
Accessory dwelling unit, detached			C	C	C	C		
Chickens <sup>6</sup>	B	B	B	B	B	B	B	B
Dish antennas (not meeting use and design standards in § 420-11.1C)			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		
Guestroom			B	B	B	B		
Live-work dwelling					B	B	B	B
Multifamily dwelling, first floor					B	C	C	B
Multifamily dwelling, second					B	C	B	B

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<b>Use Types</b>								
floor and higher								
Single-family dwelling, attached			B	B	B	B		
Single-family dwelling, detached			B	B	B	B	B	
Townhouse					B	B	B	C
Two-family dwelling			B		B	B		
<b>Civic</b>								
Cemetery		C						
Civic use	B	B	C	C	C	B	B	B
Club						C	B	B
Educational facility, primary/secondary			C	C	C	B		
Emergency shelter						C	C	C
Public assembly			C	C	C		C	C
Public park and recreational area		B						
Public maintenance and service facility			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
<b>Commercial</b>								
45-nights-or-less rental			B	B	B	B	B	
Automobile rental/leasing								C

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<b>Use Types</b>								
Automobile repair service							C	B
Automobile sales								C
Bed-and-breakfast			C <sup>1</sup>	C <sup>2</sup>	C	B	B	B
Brewery or distillery							C	B
Business or trade school							C	B
Business support service						C	C	B
Car wash								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
Commercial outdoor sports and recreation	B							C
Commercial vehicle repair service								C
Communications service							B	B
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

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<b>Use Types</b>								
Equipment sales and rental								C
Family home day care			C	C	C	B	B	B
Farmers' 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
Microbrewery							B	B
Microdistillery							B	B
Miniwarehouse								C
Nursing home						B		B
Office, general						B	B	B
Office, medical						B	B	B
Outdoor display								C
Pawn shop								B
Personal improvement services						B	B	B
Personal services						B	B	B
Restaurant, drive-in								B
Restaurant, general							B	B
Restaurant, mobile		B <sup>7</sup>				B	B	B

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<b>Use Types</b>								
Restaurant, small						C	B	B
Shooting range, indoor								B
Shopping center								B
Specialty food shop						C	B	B
Specialty shop						B	B	B
Store, adult								B
Store, general							B	B
Store, grocery							B	B
Store, liquor							B	B
Store, neighborhood convenience						C	B	B
Studio, fine arts						B	B	B
Tattoo parlor and/or body piercing salon							C	C
Vehicle fueling station							C	B
Veterinary hospital/clinic								B
Wholesale sales								B
Winery							B	B
<b>Industrial</b>								
Industrial, light								B
Laboratory								B
Research and development						C	B	B
Salvage and scrap service								C
Sawmill, temporary	B							
Warehousing								C
<b>Miscellaneous</b>								
Amateur radio tower			B	B		B	B	B

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<b>Use Types</b>								
Building, portable	B	B	B <sup>3</sup>	B <sup>3</sup>	B <sup>3</sup>	C <sup>4</sup>	C <sup>4</sup>	C <sup>4</sup>
Communication tower (standard process project)		C	C	C	C	C		C
Communication tower (admin- review-eligible project)	B <sup>5</sup>	B <sup>5</sup>	B <sup>5</sup>	B <sup>5</sup>	B <sup>5</sup>	B <sup>5</sup>	B <sup>5</sup>	B <sup>5</sup>
Cemetery, private						C		
Garage, private			B	B		B	C	C
Off-street remote parking (per § 420-12.3)						C	C	C
Parking facility		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

NOTES:

- <sup>1</sup> Bed-and-breakfasts only allowed along Main, Washington, and Nelson Streets.
- <sup>2</sup> Bed-and-breakfasts only allowed along South Main Street.
- <sup>3</sup> Accessory building is by right.
- <sup>4</sup> Temporary construction office and storage sheds are by right.
- <sup>5</sup> Permitted if requirements of § 420-11.5C are met.
- <sup>6</sup> The keeping of chickens is an accessory use to a single-family, two-family, or multifamily dwelling and permitted if requirements of § 420-11.1B are met.
- <sup>7</sup> 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.