

ZONING

420 Attachment 2

City of Lexington

**Lot Requirements Table: Area and Yard Regulations**

[Amended 7-1-2021 by Ord. No. 2021-05; 5-18-2023 by Ord. No. 2023-05; 2-15-2024 by Ord. No. 2024-01]

<b>Zoning District</b>	<b>Lot Area</b>	<b>Lot Width</b>	<b>Building Height</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
R-1	8,000 sq. ft.; 12,000 sq. ft. for two-family dwellings	60 feet; 80 feet for two-family dwellings	35 feet; up to 45 feet w/30 foot side yard plus 1 foot for each additional foot over 35 feet; 25 feet for detached accessory dwelling units <sup>1</sup>	15 feet	10 feet <sup>1</sup>	25 feet for main buildings, 5 feet for accessory buildings; Detached accessory dwelling units: 15 feet, or 10 feet when abutting an alley <sup>1</sup>
R-2	15,000 sq. ft.	80 feet	35 feet; up to 45 feet w/30 foot side yard plus 1 foot for each additional foot over 35 feet; 25 feet for detached accessory dwelling units <sup>1</sup>	25 feet	15 feet <sup>1</sup>	25 feet for main buildings, 5 feet for accessory buildings; Detached accessory dwelling units: 20 feet, or 10 feet when abutting an alley <sup>1</sup>
R-M	8,000 sq. ft.; two-family dwellings 12,000 sq. ft.; multifamily 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; multifamily 100 feet	45 feet; 25 feet for detached accessory dwelling units <sup>1</sup>	25 feet	10 feet; 20 feet for multifamily	25 feet; 30 feet for multifamily

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<b>Zoning District</b>	<b>Lot Area</b>	<b>Lot Width</b>	<b>Building Height</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
R-LC	Residential use: 8,000 sq. ft.; two-family dwellings 12,000 sq. ft.; multifamily 10,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of 4; townhouses 2,400 sq. ft. per unit; nonresidential: 8,000 sq. ft.	Residential uses: 60 feet; two-family dwellings 80 feet; townhouses 20 feet each unit; multifamily 100 feet; nonresidential: 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 for detached accessory dwelling units <sup>1</sup>	25 feet	Residential uses: 10 feet, or 20 feet for multifamily Nonresidential: 10 feet	Residential uses: 25 feet, or 30 feet for multifamily Nonresidential: 25 feet
C-1	None	None	45 feet; public and governmental buildings up to 60 feet w/CUP	None	10 feet when abutting a residential district	10 feet when abutting a residential district
C-2	None	None	45 feet	30 feet	30 feet when abutting a residential district	30 feet when abutting a residential district
PD-MU	3 acres		See § 420-5.10	For setbacks see § 420-5.9		
P-OS	0 sq. ft.	0 feet	15 feet; 35 feet if greater than 10 feet from a property line	5 feet <sup>2</sup>	5 feet <sup>2</sup>	5 feet <sup>2</sup>

NOTES:

- <sup>1</sup> Standards for accessory dwelling units located in legal nonconforming accessory buildings can be found at § 240-11.1A(5)(h).
- <sup>2</sup> Structures located in designated cemeteries and designed to contain human remains, such as, but not limited to, mausoleums, columbaria, crypts, and niche walls, are not subject to P-OS yard setback requirements.