

AN ORDINANCE TO AMEND ARTICLE XIII. SIGNS AND ARTICLE XX. DEFINITIONS OF THE CITY OF LEXINGTON ZONING ORDINANCE TO ALLOW CANOPY SIGNS IN THE C-1 AND C-2 ZONING DISTRICTS

WHEREAS, the Planning Commission and Mayor and City Council have determined that regulations such as those to allow canopy signs in appropriate commercial areas should be reviewed; and

WHEREAS, this Ordinance amending the Lexington Zoning Ordinance was properly initiated by petition of a property owner as required by Virginia Code § 15.2-2286(A)(7), for the purposes of the public necessity, convenience, general welfare, and good zoning practice; and

WHEREAS, the applicable provisions of Title 15.2 of the Code of Virginia and § 420-17.2 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 holding of a properly advertised and noticed public hearing before the Planning Commission on the proposed amendments, the consideration of the proposed amendments by the Planning Commission with a recommendation forwarded therefrom, and the holding of a properly advertised and noticed public hearing before the City Council on the proposed amendments; and

WHEREAS, the Mayor and City Council have carefully considered the proposed amendments, the recommendation from the Planning Commission, and testimony received at public hearings, and find that the proposed amendments: (i) are reasonable and appropriate given the public necessity, convenience, general welfare and good zoning practice, (ii) serve to promote the health, safety, and general welfare of the inhabitants of the City, (iii) serve the purposes set out in Virginia Code §§ 15.2-2200 and 15.2-2283, and (iv) take into consideration the matters set out in Virginia Code § 15.2-2284.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Mayor and Council of the City of Lexington, Virginia, pursuant to their authority, that Article XIII. Signs and Article XX. Definitions., of Chapter 420 of the Code of the City of Lexington, the Lexington Zoning Ordinance, are amended, reenacted, and recodified as follows:

Section 1.

Article XIII. Signs., §420-13.5. Sign Standards: C-1 Zoning District. of Chapter 420 the Lexington City Code is amended, reenacted, and recodified to add the following as amended § 420-13.5:

Article XIII. Signs

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§420-13.5. Sign Standards: C-1 Zoning District.

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Maximum Sign Dimensions: C-1 Zoning District			
Sign Type	Number	Area (Sq. Ft.)	Height (Ft.)
Window	Not limited	Lesser of 20% of window area or 6 Sq. Ft.	Not limited
Freestanding	1 per business	9 s.f. per side for buildings < 30 ft frontage; 15 per side for buildings > 30 ft frontage	8
Projecting	1 per business per street frontage	9 s.f. per side for buildings < 30 ft frontage; 15 per side for buildings > 30 ft frontage	No less than 8 and 15 ft. max. above grade level
Wall	1 per business per street frontage	15 s.f.	15 ft. max. above grade level
Awning	Permitted	Letters not more than 6 inches high.	No less than 9
Canopy ³	1 per building > 40 ft. street frontage	Up to 12 inches tall and not more than 7.5 s.f. for buildings up to 3 stories in height; up to 16 inches tall and not more than 10 s.f. for buildings over 3 stories in height	15 ft. max. above grade level
Internally Illuminated	Not permitted except one neon window sign and one canopy sign	3 s.f. for neon (see above for Canopy signs)	n/a
A-Frame	1 per 30 feet of frontage	6 per side	4 feet
Painted	1 on side or rear wall	Shall not exceed 10% of that wall area	As per other standards
Temporary (freestanding, banner, or wall only) ²	Not limited	8	4
Total sign calculation	Any business in C-1 shall be limited to displaying no greater than 1 sq. ft. of signage per foot of business frontage		
Maximum sign allowance	In no case shall any business display greater than 30 sq. ft. of signage per building street frontage		

³Open face channel letter only (with or without a diffuser); 800 lumens maximum per channel letter; and 2700K maximum color temperature.

Section 2.

Article XIII. Signs., §420-13.6. Sign Standards: C-2 Zoning District. of Chapter 420 the Lexington City Code is amended, reenacted, and recodified to add the following as amended § 420-13.6.:

Article XIII. Signs

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§420-13.6. Sign Standards: C-2 Zoning District.

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Maximum Sign Dimensions: C-2 Zoning District			
Sign Type	Number	Area (Sq. Ft.)	Height (Ft.)
<i>Window</i>	<i>Not limited</i>	<i>Lesser of 20% of window area or 6 Sq. Ft.</i>	<i>Not limited</i>
<i>Freestanding</i>	<i>1 per street frontage, limit 2 per lot</i>	<i>25</i>	<i>15</i>
<i>Projecting</i>	<i>1 per business per street frontage</i>	<i>12</i>	<i>No less than 9</i>
<i>Wall</i>	<i>1 per business per street frontage</i>	<i>1 s.f. for each lineal foot of bldg. frontage; with 32 s.f. min. and 100 s.f. max. allowed</i>	<i>15 ft. max. above grade level</i>
<i>Awning</i>	<i>Permitted</i>	<i>Letters not more than 12 inches high.</i>	<i>No less than 9</i>
<i>Canopy</i>	<i>1 per business per street frontage</i>	<i>20 s.f.</i>	<i>15 ft. max. above grade level</i>
<i>Internally Illuminated</i>	<i>Permitted</i>	<i>n/a</i>	<i>n/a</i>
<i>A-Frame</i>	<i>1 per 30 feet of frontage</i>	<i>6 per side</i>	<i>4 feet</i>
<i>Painted</i>	<i>1 on side or rear wall</i>	<i>Shall not exceed 15% of that wall area</i>	<i>As per other standards</i>
<i>Temporary (freestanding, banner, or wall only)¹</i>	<i>Not limited</i>	<i>8</i>	<i>4</i>
<i>Total sign calculation</i>	<i>Any business in C-2 shall be limited to displaying no greater than 2 sq. ft. of signage per foot of business frontage</i>		
<i>Maximum sign allowance</i>	<i>In no case shall any business display greater than 100 sq. ft. of signage per building street frontage</i>		

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Section 3.

Article XX. Definitions, §420-20.1. *Definitions.* of Chapter 420 of the Lexington City Code is amended, reenacted, and recodified by amending the following term and associated definition, which is to be incorporated alphabetically into § 420-20.1:

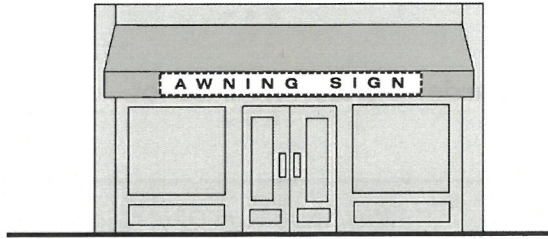
CANOPY

An overhead flat roof able to provide shade or shelter above a door from weather conditions that can be supported by stanchions or supported by the building.

SIGN, AWNING

A sign placed directly on or attached to the valance of an awning.

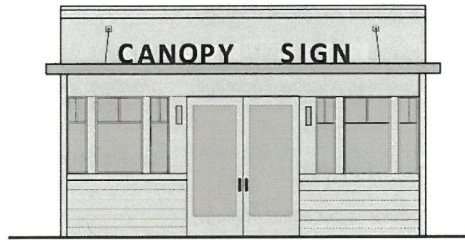
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SIGN, CANOPY.

A sign placed directly on or attached to the top of a canopy. A canopy sign cannot be attached to an awning, vehicle fueling station canopy, or pitched roof structure.



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Section 4.

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The amendments set out above in Sections 1, 2, and 3 of this Ordinance shall be codified in the Lexington Zoning Ordinance. The Lexington Zoning Ordinance shall remain unamended and in full force and effect except to the extent specifically amended herein.

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The recitals to this Ordinance are incorporated by reference and are declared to be findings of the City Council in connection with its decision to adopt this Ordinance.

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This Ordinance shall become effective immediately.

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Adopted and Effective this the 20th day of November, 2025

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Approved: 
Frank W. Friedman, Mayor

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Attest: 
Katharine L. Beard, Clerk

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