

**AN ORDINANCE TO AMEND ARTICLES XI AND XX OF THE LEXINGTON
ZONING ORDINANCE TO AMEND THE DEFINITION OF AND PROVIDE
STANDARDS FOR MINI-WAREHOUSES**

WHEREAS, the Planning Commission and Mayor and City Council have determined that regulations such as those to allow mini-warehouses in appropriate commercial areas should be reviewed as directed by strategy LU 5.2 of the Lexington Comprehensive Plan, which encourages us to review the impact and implications of Future Planning Framework designations on existing zoning ordinance and procedures and to recommend changes necessary to align the City's ordinances with the Plan's concepts; and

WHEREAS, the Land Use chapter of the Lexington Comprehensive Plan encourages high-quality design and construction in the Commercial Centers that line important entrance corridors to the City, along with encouraging new buildings be oriented toward the street and provide a visually rich and detailed architectural character with quality, enduring materials; and

WHEREAS, this Ordinance amending the Lexington Zoning Ordinance was properly initiated by motion of the Planning Commission, 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 XI. Use and Design Standards., 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 XI. Use and Design Standards., §420-11.3. *Commercial Uses.* of Chapter 420 the Lexington City Code is amended, reenacted, and recodified to add the following as new § 420-11.3.13:

Article XI. Use and Design Standards

* * *

§420-11.3. Commercial Uses.

* * *

13. Mini-warehouse.

- A. All storage for mini-warehouse storage facilities shall be within a completely enclosed building and the outdoor accessory storage of motor vehicles, trailers, and recreational equipment, etc. on the same site is prohibited.
- B. The following uses shall be prohibited:
 - 1. Auctions by tenants, commercial wholesale or retail sales, or miscellaneous or garage sales.
 - 2. The servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.
 - 3. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
 - 4. The storage of flammable, highly combustible, or other hazardous materials.
- C. The owner shall post readily visible contact information, including but not limited to name and phone number, on site for appropriate personnel to be reached in case of emergency.
- D. Tenant identification signs and advertising signs are prohibited.
- E. Accommodations for a live-in manager shall be permitted.
- F. The mini-warehouse storage facility shall be a multistory structure designed to emulate multifamily or office buildings; single-story facilities are prohibited.
- G. Consideration should be given to incorporating faux windows in the street-facing facades of the upper level storage areas to give the appearance of office space or multifamily units provided, however, that other appropriate design techniques may also be proposed and considered.
- H. All access to individual storage units shall be from internal corridors.
- I. Access to all buildings shall be monitored by electronic security and/or facility staff at all times.

- J. Loading docks and areas shall be from the rear or side of the building but not facing any residentially or Parks & Open Space (P-OS) zoned property, or any public street.
- K. Building shall have massing compatible with the scale and intensity of surrounding developments and consist of the following elements:
 1. Buildings shall be oriented to the street, with a functional primary entrance on their facades.
 2. Blank or mirrored building facades are not allowed.
 3. Façades should appear to have between 30 and 70 percent transparency.
 4. Façade design facing public rights-of-way shall vary along the street block, as opposed to presenting a single face for the block along all or great extents of the street. Articulation shall occur at least every $\frac{1}{3}$ of the length of any building façade.
 5. Integrate rooflines and articulate prominent roof tops. The tops of flat-roofed buildings shall be visually articulated, with projections providing visual interest and shadow lines.
 6. Primary materials shall include, but are not limited to:
 - a. Brick or brick masonry veneer.
 - b. Stone.
 - c. Integral colored textured concrete block.
 - d. Fiber cement panel siding.

Section 2.

In order to retain the alphabetical ordering of the specific uses enumerated in § 420-11.3. *Commercial Uses*, of Article XI. Use and Design Standards, of Chapter 420 the Lexington City Code, those Sections previously enumerated as § 420-11.3.13 through § 420-11.3.26. are amended, reenacted, and recodified as § 420-11.3.14 through § 420-11.3.27., respectively.

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:

MINI-WAREHOUSE

A multi-story building designed to provide rental storage space in cubicles where each cubicle has a maximum floor area of 400 square feet. Each cubicle shall be enclosed by walls and ceiling and have a separate entrance for the loading and unloading of stored goods. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited.

Section 4.

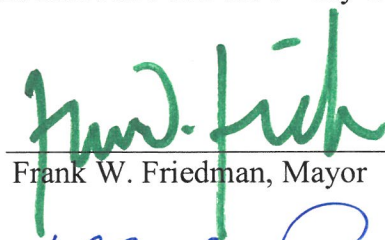
The amendments set out above in Sections 1, 2, and 3 of this Ordinance shall be codified in the Lexington Zoning Ordinance. The Lexington Zoning Ordinance shall remain unamended and in full force and effect except to the extent specifically amended herein.

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.

This Ordinance shall become effective immediately.

Adopted and Effective this the 7th day of August, 2025

Approved:



Frank W. Friedman, Mayor

Attest:



Katharine L. Beard, Clerk