

F. Industrial (IND)

The Industrial land use area includes both light and heavy industrial designations. Location is important, as proximity to major streets and railroad can help ensure heavy traffic avoids residential areas and prominent pedestrian activity centers. Careful consideration shall be given before designation of any industrial uses so as not to encroach upon or conflict with less intrusive uses or destroy important new corridors. The light land use area is intended to accommodate smaller, less intensive industrial uses, compared to those that are larger and have more intensive industrial activity.

Characteristics of the IND category include:

Light Industrial

Locations that cater to the specific needs of the user, providing a level of water, sewer, and electrical capacity, closeness to major transportation routes, and lot sizes necessary to accommodate initial development and potential future expansions.

Uses shall emit a minimal amount of noise, odor, waste, and other operational by-products.

Significant landscaping and buffering should be used to screen Light Industrial uses from view of nearby residential areas, other conflicting land uses and important view corridors.

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.

Uses within this area include warehousing, distribution, light manufacturing, production companies, and employment centers.

Heavy Industrial

Locations that cater to the specific needs of the user, providing a level of water, sewer, and electrical capacity, closeness to major transportation routes, and lot sizes necessary to accommodate initial development and potential future expansions.

Uses shall emit a minimal amount of noise, odor, waste, and other operational by-products or take measures to contain such impacts in-site.

Significant landscaping and buffering should be used to screen Heavy Industrial uses from view of nearby residential areas, other conflicting land uses, important view corridors, major streets, and pedestrian activity centers; certain use components should be screened from view off-site, such as delivery and pick-up areas, outdoor storage, and trash receptacles; fences should not be used alone to provide screening.

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.

Uses within this area include warehousing, distribution, manufacturing, and production companies.