LIMITED COMMERCIAL ZONING INFORMATION SHEET

All info below to be verified by Buyer with The Town of Lexington, this is for informational purposes only and should not be relied upon to make a purchasing decision

The **Town of Lexington, South Carolina** maintains its own zoning regulations separate from **Lexington County** (which has an LC - Limited Commercial district in its unincorporated areas, but that's not applicable here). The town's zoning is governed by **Chapter 155: Zoning** of the Town of Lexington Code of Ordinances. From official town records, agendas, minutes, and ordinances (e.g., rezoning actions and board decisions from 2022–2026), **Limited Commercial** (often abbreviated as LC or similar) is a recognized zoning district in the Town of Lexington. It is referenced in multiple Planning Commission, Board of Zoning Appeals, and Town Council documents for properties along areas like Maiden Lane and others. **Purpose and Intent of Limited Commercial Zoning** The Limited Commercial district is generally intended for lower-intensity commercial activities that are compatible with nearby residential or protected areas. It allows limited business and service uses while restricting more intensive commercial, industrial, or high-traffic operations (often to preserve neighborhood character, as noted in town meeting minutes where rezoning to or from Limited Commercial was discussed to maintain community feel).**Permitted Uses** The town does not publish a single public table or exhaustive list in easily accessible online summaries, but based on cross-referenced town ordinances, rezoning approvals, and code amendments (e.g., references in §155.03.05, §155.15.08, and related sections):

- **Permitted by Right (Principal Uses)** — These are typically allowed without special approval, subject to site plan review, setbacks, buffering, and other standards:
    - Professional offices (e.g., medical, legal, business offices)
    - Personal services (e.g., salons, dry cleaners, small retail/personal convenience services)
    - Limited retail (e.g., neighborhood-scale shops, specialty stores)
    - Certain food services (limited, like small cafes or take-out; mobile vendors permitted per amendments)
    - Climate-controlled storage facilities (added via specific ordinance amendment, e.g., Ordinance allowing them in Limited Commercial)
    - Other low-impact commercial like general repair/maintenance (limited scale)
- **Uses Allowed with Conditions or Special Exceptions** (may require Board of Zoning Appeals approval, site plan, or other review):
    - Specific rezoning cases mention compatibility with adjacent residential (e.g., no high-intensity uses)
    - Mobile food vendors (per recent amendments allowing in Limited Commercial and General Commercial)
    - Other conditional uses like certain group assembly or accessory uses
- **Prohibited or Restricted**:
    - Intensive commercial (e.g., big-box retail, heavy vehicle sales/repair, high-traffic generators) — these are typically reserved for General Commercial (GC) or other districts
    - Industrial uses

- High-density residential (though some mixed or transitional may be considered)
- Uses requiring larger setbacks or buffers from residential zones (e.g., 30-foot setbacks noted in some BZA minutes)

For example:

- In town limits, properties zoned Limited Commercial required 30-foot buffers or similar standards.
- Amendments (e.g., to allow mobile vendors or storage) explicitly reference Limited Commercial as permitting these with location restrictions.
- Rezoning requests often discuss preserving "character" by keeping or changing to Limited Commercial vs. more intensive zones.

The full, authoritative list of permitted uses (including by-right, special exceptions/conditional, and prohibited) is in the town's **Chapter 155 Zoning Code** (likely in articles on district regulations, use tables, or §155.xx for commercial districts). This includes detailed tables or lists similar to standard SC municipal zoning. To get the complete and most up-to-date list:

- View the full Code of Ordinances online at: https://library.municode.com/sc/lexington/codes/code_of_ordinances (navigate to Title XV Land Usage > Chapter 155 Zoning).
- Contact the Town of Lexington Planning & Building Department directly (via https://www.lexsc.gov/871/Planning-Building or at Town Hall, 111 Maiden Lane, Lexington, SC) for the exact permitted uses table, as they administer/enforce it and can provide interpretations or confirm for a specific property.
- Check recent ordinances/amendments on the town's site for any updates to commercial districts.

Zoning can change via amendments, so official verification is recommended for any property or project. If you have a specific address or parcel, I can help search further for its zoning details!