

Legend













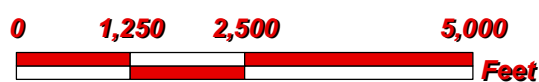
-  Corporate Limits
-  2-Mile ETJ
-  Agriculture / Open Space
-  Agricultural Industrial
-  Developing Residential
-  Single Family Residential
-  Multi-Family Residential
-  Residential Mobile Home
-  Commercial
-  Industrial
-  Parks and Recreation
-  Public / Quasi Public

Figure 25: Existing Land Use within Corporate Limits

City of Lexington
Dawson County, Nebraska

Existing Land Use Map
Corporate Limits



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Existing Land Use Analysis

Lexington’s existing land uses were evaluated and tabulated, showing the quantity of uses found within the corporate limits as well as within the entire planning jurisdiction. The data was arranged using total acres of each type of Land Use displayed in Table 35.

Not surprisingly, the majority of developed land within Lexington is used for single family residential purposes. In 2013, nearly one-half of all developed property in Lexington was used for single-family dwellings. In terms of total acres, single-family uses in 2013 accounted for 598.87 acres. The remaining components of residential uses represented much smaller portions of the land use picture. Residential uses with two or more units accounted for 2.6 percent of all developed land within Lexington in 2013. There are a number of contiguous residential developments surrounding Lexington which give the community the potential to alter the residential land use figures if these areas were to be annexed in the future.

Type of Land Use	Land Use Counts	Acres
Agriculture / Open Space	48	537.82
Commercial	318	195.86
Developing Residential	147	143.88
Industrial	101	171.04
Multi-Family Residential	42	46.41
Parks and Recreation	18	99.08
Public / Quasi Public	73	532.65
Residential Mobile Home	52	50.65
Single Family Residential	2563	598.87
Total		2376.25
<i>Streets/Railroads</i>		<i>540.75</i>
Corp Limits Acres		2917.00

Source: 2013 Comprehensive Development Plan, JEO Consulting Group, Inc

Table 35: Land Use within Corporate Limits, Lexington, 2013

Overall, commercial uses in 2013 covered just over 195.86 acres, or nearly 12 percent of all developed land. Total acres put to industrial uses nearly equaled those put to commercial use, and accounted for approximately 10 percent of all developed land in 2012.

Public and quasi-public land uses accounted for nearly 30 percent of all developed land in 2013, second only to single-family residential. Parks and recreation acres accounted for the third smallest acreage, covering just over 99 acres in 2013.

Transportation uses, which include rights-of-way, railroads, and roadway systems, accounted for 18.6 acres of undeveloped land and 0.8 percent of total acreage in 2013. Undeveloped land, including transportation, agricultural uses, open space, and developing residential property accounted for 30 percent of all land within Lexington, compared to 70 percent for developed land.